Outline

• Project Purpose
• Evaluation Criteria
• Recommendation
• Scenario Overview
• Discussion
Purpose

• Assess viability of different development scenarios
• Determine the proper Land Use Designation for the site (Comprehensive Plan)
• Determine the proper Zoning District/Standards for the site
• Not intended to give entitlement to any specific project

Question:

What components or elements from any of the scenarios enable the desired outcome for the site?
### Evaluation Criteria – City Goals

<table>
<thead>
<tr>
<th>Support Transit Oriented Development</th>
<th>Maintain/Expand Tax Capacity</th>
<th>Fulfill Climate Action Plan</th>
<th>Provide Affordable Housing</th>
<th>Maximize Use &amp; Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Increase in the number/density of jobs, students, and/or housing units within ½ mile radius of the transit station</td>
<td>• Increase square footage of tax-producing uses</td>
<td>• Contain and remediate contaminants on site, following MPCA standards</td>
<td>• Promote residential densities on the site that allow for affordable housing development (as a portion or all of a project) to be a possibility for affordable housing developers/programs</td>
<td>• Allow for the redevelopment, infill, and intensification of uses on the site</td>
</tr>
<tr>
<td>• Promote mode-shift from personal vehicle trips to alternatives over the existing uses</td>
<td>• Provide a mix of use types to allow for a balanced and diverse tax base</td>
<td>• Adaptive reuse of existing building features, prolonging the life of existing construction</td>
<td>• Increase living-wage employment opportunities near transit and regional trail network to reduce transportation cost and increase household income for existing housing cost-burdened households</td>
<td>• Consider vehicle circulation and access, especially in relation to bicycle and pedestrian circulation with an emphasis on reducing conflict points</td>
</tr>
<tr>
<td>• Promote underlying design, orienting buildings and connections to transit facilities</td>
<td></td>
<td>• Reduction of number and distance of personal vehicle trips by providing jobs and housing near transit</td>
<td></td>
<td>• Promoting high-quality design for the site, encouraging users (residents, employees, patrons, visitors, etc.) fully engage with the uses on the site.</td>
</tr>
</tbody>
</table>
### Evaluation Criteria – Other Metrics

<table>
<thead>
<tr>
<th>Time to Complete</th>
<th>Level of Public Assistance</th>
<th>Complexity</th>
<th>Level of Impact</th>
</tr>
</thead>
</table>
| • All projects will take time to see full build-out                             | • Due to the environmental contaminants on the site, public assistance from the city and other entities is almost guaranteed:  
  - Hennepin County  
  - Met Council  
  - MnDEED  
  • Other forms of public assistance could include:  
  - Affordable Housing Programs  
  - TOD funding opportunities  
  - Site Consolidation                                                                 | • The site contains multiple complex elements:  
  • Environmental contamination & coordination  
  • TOD connections to regional trail, Louisiana Avenue, and LRT Station  
  • Depending on the phasing and types of uses on the site, there may be many different types of developers involved in an overall team, raising the complexity | • Looking at how a development type would have an impact on the site as is today, and knowing the investments in the area in the future |
Recommendation

• Future Land Use Designation of “Transit Oriented Development” with a mix of both employment and residential
Scenario A
Phase 1

• Emphasis on Employment
• FLU = Business Park
• Phased Approach
Scenario A
Phase 2

- Emphasis on Employment
- FLU = Business Park
- Phased Approach
Scenario A
Phase 3

- Emphasis on Employment
- FLU = Business Park
- Phased Approach
Scenario A
Phase 3

City Goals
- Support Transit Oriented Development
  - Low
  - Mid
  - High
- Maintain / Expand Tax Capacity
  - Low
  - Mid
  - High
- Fulfill Climate Action Plan
  - Low
  - Mid
  - High
- Provide Affordable Housing
  - Low
  - Mid
  - High
- Maximize Use & Efficiency
  - Low
  - Mid
  - High

Other Metrics (Full Build-out)
- Time to Complete
  - Low
  - Mid
  - High
- Level of Public Assistance
  - Low
  - Mid
  - High
- Complexity
  - Low
  - Mid
  - High
- Level of Impact
  - Low
  - Mid
  - High

- Total Jobs
  - Phase 1: 215
  - Phase 2: 385
  - Phase 3: 635
- Total Housing Units
  - 0
Scenario B

- Emphasis on Residential
- FLU = Transit Oriented Development
Scenario B

City Goals

- Support Transit Oriented Development
  - Low
  - Mid
  - High

- Maintain / Expand Tax Capacity
  - Low
  - Mid
  - High

- Fulfill Climate Action Plan
  - Low
  - Mid
  - High

- Provide Affordable Housing
  - Low
  - Mid
  - High

- Maximize Use & Efficiency
  - Low
  - Mid
  - High

Other Metrics (Full Build-out)

- Time to Complete
  - Low
  - Mid
  - High

- Level of Public Assistance
  - Low
  - Mid
  - High

- Complexity
  - Low
  - Mid
  - High

- Level of Impact
  - Low
  - Mid
  - High

Total Jobs
5 - 10

Total Housing Units
625 - 675
Scenario C

- Emphasis on a mix of residential & employment
- FLU = Transit Oriented Development
### Scenario C

#### City Goals

<table>
<thead>
<tr>
<th>Goal</th>
<th>Low</th>
<th>Mid</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Support Transit Oriented Development</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Maintain / Expand Tax Capacity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fulfill Climate Action Plan</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Provide Affordable Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximize Use &amp; Efficiency</td>
<td></td>
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</tr>
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</table>

#### Other Metrics

<table>
<thead>
<tr>
<th>Metric</th>
<th>Low</th>
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</thead>
<tbody>
<tr>
<td>Time to Complete</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Level of Public Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complexity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level of Impact</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Key Metrics

- **Total Jobs**: 225-380
- **Total Housing Units**: 475-560
- **Office**: 2-3 stories, 60,000 sf
- **Parking Ramp/Station**: 4 Parking Decks
- **Surface Parking for Retail**
- **Small Retail Area**: 5,000 sf
- **Apartments (6-8 Stories) or Office (3 Stories)**
- **Mixed Residential (6 Stories)**
- **First & Second Floor Parking (Interior)**
- **Terrace Courtyard w/pool**
- **Fire Access Route & Promenade**
<table>
<thead>
<tr>
<th>Scenario A: Business Park Re-Use &amp; Phased Redevelopment</th>
<th>Support TOD</th>
<th>Maintain / Expand Tax Capacity</th>
<th>Fulfill Climate Action Plan</th>
<th>Provide Affordable Housing</th>
<th>Maximize Use &amp; Efficiency</th>
<th>Time to Complete</th>
<th>Level of Public Assistance</th>
<th>Complexity</th>
<th>Level of Impact</th>
<th>Total Jobs</th>
<th>Total Housing Units</th>
<th>Total Jobs + Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Mid</td>
<td>Mid</td>
<td>Mid/High</td>
<td>Low/Mid</td>
<td>Mid</td>
<td>High</td>
<td>High</td>
<td>Mid</td>
<td>Mid</td>
<td>215-635</td>
<td>0</td>
<td>215-635</td>
</tr>
<tr>
<td>Scenario B: Multi-Family Redevelopment</td>
<td>High</td>
<td>Mid</td>
<td>Mid/High</td>
<td>Low/Mid</td>
<td>High</td>
<td>High</td>
<td>Mid</td>
<td>Mid</td>
<td>Low</td>
<td>5-10</td>
<td>625-675</td>
<td>630-685</td>
</tr>
<tr>
<td>Scenario C: Mixed Use Redevelopment</td>
<td>High</td>
<td>High</td>
<td>Mid/High</td>
<td>Low/Mid</td>
<td>High</td>
<td>High</td>
<td>Mid</td>
<td>High</td>
<td>High</td>
<td>225-380</td>
<td>475-560</td>
<td>700-940</td>
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</table>
Discussion

• Scenario C identified as aligning the most with city goals

• Are there elements from any of the scenarios you would like to see combined together to accomplish what you see best for the site?