St. Louis Park, Minnesota, continues to thrive as one of the region’s most successful communities with strong redevelopment, increasing home values and a diverse mix of businesses. The following pages offer a glimpse into city activities.
Platia Place
9808 & 9920 Wayzata Blvd.
A redevelopment proposal for the former Santorini’s restaurant site at the northwest corner of I-394 and Highway 169 has been submitted. Plans include a 149-unit apartment building and a six-story, 112-room hotel. The city council will consider final plans in early 2018.
**Developer: SLP Park Ventures, LLC**

Via (by PLACE)
Southeast corner of Highway 7 & Wooddale Avenue
PLACE, a nonprofit developer, has approvals to construct Via, a mixed-use, mixed-income, creative community near the intersection of 36th Street West and Wooddale Avenue, on both sides of the future Southwest Light Rail Transit (SWLRT) Wooddale Station. Via includes 299 dwelling units, 110-room hotel, coffee shop, café, bike shop, makers space, a co-working space, e-generation, greenhouse and approximately an acre of urban forest. Via incorporates a mix of renewable energy sources, including an anaerobic digester, wind turbines and solar panels, which will provide 90 percent of the heat and power for the development. The entire development is designed to achieve Leadership in Energy and Environmental Design (LEED) certification. Construction is scheduled to start in early 2018.
**Developer: PLACE**

The Elmwood
5605 36th St. W.
The Elmwood, a five-story, 70-unit mixed-use development, was proposed in October 2017. The apartments will be restricted to ages 55-plus and include 17 affordable units at 60 percent area median income. The development also includes 4,400 square feet of commercial space; on-street, surface and underground parking; and outdoor amenity spaces. Construction is expected to start in early 2018.
**Developer: 36th Street LLC**

Parkway 25
4001 County Rd. 25 & 4025 Hwy. 7
This five-story, 112-unit, mixed-use apartment building will include 12,000 square feet of ground floor commercial space on the sites of the former Vescio’s restaurant and Valu Stay Inn. The project is under construction and will be completed in 2018.
**Developer: Paz Sela, Sela Investments**

Central Park West Apartments (Phase I)
I-394 and Highway 100
Construction was completed on a six-story, multi-family building near The West End. The 199-unit luxury apartment building is adjacent to a large public gathering (civic) space for both active and passive recreation. The civic space, which features a James Brenner sculpture, will be completed in early 2018. A second six-story apartment building with 164 units (Phase II) is planned for construction at the southeast corner of Wayzata Boulevard and Utica Avenue South in the coming year. Both projects are part of the Central Park West development adjacent to The West End.
**Developer: DLC Residential**

AC Hotel by Marriott at Central Park West
5075 Wayzata Blvd.
A six-story, 126-room AC Hotel by Marriott will open in early 2018. The site is part of the overall West End and Central Park West redevelopments.
**Developer: TPI Hospitality**

10 West End
1601 Utica Ave. S.
The city approved this 11-story, 335,710-square-foot office building in 2016, to be located on the south side of the Central Park West civic space. The construction schedule is yet to be determined.
**Developer: The Excelsior Group & Ryan Companies**

The Shoreham
3030 France Ave. S.
The Shoreham is a mixed-use five-story building with 148 apartments, including 30 affordable housing units and 20,000 square feet of commercial office space. The building hosts Bader Development’s headquarters and a new medical clinic, creating more than 50 new jobs. It opened in late 2017.
**Developer: Bader Development**
Arlington Row West and East
Southwest corner of Wayzata Boulevard and Texas Avenue
Melrose Company received approval to develop two properties near the 7700 block of Wayzata Boulevard and Texas Avenue. The west parcel will be developed into two three-story apartment buildings with 34 units and off-street parking covered by a solar power carport. The east parcel will be developed into a three-story apartment building with 27 units and surface parking to the north. Construction is expected to start in spring 2018. **Developer: Melrose Company**

4800 Excelsior Apartment Homes
4800 Excelsior Blvd.
This six-story, mixed-use redevelopment immediately west of the landmark Excelsior & Grand opened in late 2017. The $48 million project contains 164 apartment units, including 18 affordable units at 60 percent of the area median income, and 28,228 square feet of ground floor commercial space leased to Fresh Thyme. The development also features artwork by Lisa Elias of Elias Metal Studio. **Developer: Weidner Apartment Homes**

Courtyard by Marriott Hotel
9960 Wayzata Blvd., adjacent to the Marriott West
This six-story, 142-room hotel is located on the north side of the existing Marriott Hotel. The two hotels will have a pedestrian connection. It will open in early 2018. **Developer: CSM Corporation**

Chick-fil-A
Knollwood Mall
Located on the the former bank site at Knollwood Mall, Chick-fil-A opened in February 2018. **Developer: Chick-fil-A Inc**

Historic Walker Lake
In November 2016, the city was awarded a Moving the Market Grant from Hennepin County to reactivate the Historic Walker Lake business area. Since then, staff has been working with the businesses, high school and community members in the Historic Walker Lake area to promote and rejuvenate the area neighborhood and businesses. Visit www.stlouispark.org/historic-walker-lake for more information.

The city completed year two of a League of Minnesota Cities (LMC) and Government Alliance on Race and Equity (GARE) Center for Social Inclusion (CSI) program on advancing racial equity.

Additional goals accomplished in 2017:

- Development and progress on individual work plans for each city department related to advancing racial equity and city council direction.
- Continued education, outreach and work on advancing racial equity with staff in customer service, program review and development of new initiatives.
- Hiring of the city’s first-ever racial equity coordinator to help the city on its continued journey in advancing race equity. Alicia Sojourner joined the city in January 2018 and was previously the racial equity consultant manager at the YWCA Minneapolis. Sojourner’s experience includes team development, equity toolkits, baseline assessments, diversity and inclusion workshops, identity-driven leadership for leaders of color/LGBTQ, consultancy and executive coaching.

In 2018, the city plans to work cooperatively with the city boards and commissions, the St. Louis Park School District and community groups to host community outreach related to advancing racial equity. Work with advancing racial equity is a journey that will continue as part of the city’s regular business and service delivery. Visit www.stlouispark.org for more information.

City of St. Louis Park Racial Equity Statement
If the practices, programs and services of the city are not fair, inclusive and equitable to all, the potential of the community and those it serves is diminished. From an elected, appointed and staffing perspective, our organization does not mirror the community. We will strive for racial equity by building understanding of the issues in our organization and intentionally and proactively take measures that break down barriers to a just and inclusive community.
The trend of residents and business owners reinvesting in the community continues upward. Home remodeling projects and additions remain very popular. In an increase from past years, permits were issued for 12 new single-family homes and 33 major additions (defined as over 500 square feet or a second story addition of any size). More than 24,000 construction code inspections were completed in response to the permits issued.

**BUILDING PERMIT VALUATION**

2017: $124,000,000

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The following activities support the city’s strategic goal to be a leader in environmental stewardship and to increase environmental consciousness and responsibility in all areas of city business:

In 2017, city staff, Environment and Sustainability Commission members and community volunteers worked to implement actions listed in the Energy Action Plan. Two solar arrays were installed on city buildings (Municipal Service Center and Fire Station #2) and four city buildings are now electrically powered by renewable energy. Other organizations in the community have made progress by conducting energy audits and/or by adding renewable energy to their mix of energy sources. The Energy Action Plan created a strong partnership with community youth and at their urging, the city began work on a Climate Action Plan.

Many of the goals, strategies and actions in the Energy Action Plan were carried over into the Climate Action Plan – most notably, the overarching goal of achieving carbon neutrality by 2040 community-wide. The data collection for the plan started in December 2016 and plan development continued throughout 2017, with presentation to city council in early 2018. The plan includes “kickstart” projects for 2018, followed by several intermediate climate goals to keep on track for reaching both city and state climate goals.

During the summer of 2017, the City of St. Louis Park completed a regional stormwater improvement project at Carpenter Park, 3001 Raleigh Ave. S., in the Bass Lake Preserve watershed. A large concrete vault installed below the park’s surface collects stormwater from a 42-acre watershed, then removes sediment and harmful nutrients, such as phosphorus, before discharging it downstream to Bass Lake Preserve. The project received the Minnesota Erosion Control Association (MECA) 2018 Environmental Excellence Award and was the result of a successful collaboration between the city’s engineering, operations and recreation, and community development departments as well as the Minnehaha Creek Watershed District (MCWD).

St. Louis Park Vision 3.0 & Comprehensive Plan 2040

More than 1,500 community members provided nearly 5,000 comments on their ideas for St. Louis Park’s future as part of the Vision 3.0 process in 2017. Community involvement activities included two in-person town hall meetings; two Facebook Live town hall meetings; a survey; questions of the week on Nextdoor, Facebook and Twitter; and “One Wish for St. Louis Park” chalkboards and sandwich boards at 20 locations and events throughout the community. Additionally, 65 specially trained resident facilitators conducted 38 community conversations about the future of St. Louis Park.

The finished report is available at slpmn.us/vision. Recommendations included:
- Develop creative housing solutions
- Develop future-focused transit and mobility solutions
- Continue to lead in environmental stewardship and ensure access to green space for future generations
- Prepare our next generations
- Commit to being a leader in racial equity and inclusion

As the city moves forward with the St. Louis Park 2040 Comprehensive Plan update, the identified values, trends and recommendations of Vision 3.0 will be included in the plan through land use and development planning, housing goals and strategies, environmental stewardship, transportation and mobility planning, parks and trail planning, public facilities, equity, economic development and resilience.

Several neighborhood meetings and an online survey were conducted in fall 2017 related to development of the 2040 Comprehensive Plan. If you weren’t able to participate, many more opportunities will be available in 2018.

Visit www.stlouispark.org/slp2040 for more information about the 2040 Comprehensive Plan and to sign up to receive email notifications about the project.
Texas Avenue reconstruction

**Project limits:** Highway 7 to just south of Minnetonka Boulevard
In cooperation with CenterPoint Energy, the city reconstructed Texas Avenue in 2017.

**Project highlights:**
- 24-inch gas main and 10-inch distribution line replaced by CenterPoint Energy
- Reconstructed street and sidewalk
- Replaced 33rd Street traffic signal
- Improved pedestrian accessibility at intersections
- Installed bike lanes
- Replaced street lights
- Street trees to be installed in spring 2018

Highway 169

**Project limits:** Bren Road to Highway 55
This $64 million MnDOT project was completed in November 2017.

**Project highlights:**
- Replaced bridge with a causeway over Nine Mile Creek in Hopkins, Minnetonka and Edina
- Removed access to and from southbound Highway 169 at West 16th Street with permanent closure of ramps
- Built longer merge lanes at Cedar Lake Road entrance and exit ramps
- Repaired noise walls, replaced concrete barrier and improved pedestrian accessibility
- Reconstructed six miles of pavement between Highways 55 and 62

West 37th Street road and bridge reconstruction

**Project limits:** Target parking lot to Aquila Avenue
The West 37th Street bridge over Minnehaha Creek was replaced in 2017, closing the creek crossing and requiring vehicles to detour to 36th Street to reach the shopping center. In order to rebuild the bridge, much of West 37th Street was also reconstructed. A portion of this project was funded with federal aid dollars.

**Project highlights:**
- Replaced bridge
- Reconstructed pavement
- Built new sidewalk to fill in gaps
- Replaced sanitary sewer main

Westwood Hills Nature Center: Building for the future

In keeping with its commitment to being a leader in environmental stewardship, the City of St. Louis Park is in the midst of designing a new Interpretive Center at Westwood Hills Nature Center. Goals include connecting people to nature through building design and site; supporting first-class programming while welcoming the public to a fully accessible facility; reducing energy use and using resources wisely; and blending in with nature through location and building design.

Work on this project began in 2015 with creation of a Master Plan to address facility development and goals. Public input and design development will continue through 2018. If approved by the city council, construction will begin in 2019 with completion in 2020. Visit www.stlouispark.org/wnc for more information about this project, including how you can provide your comments and input.

Recreation Outdoor Center (ROC)

The Recreation Outdoor Center (ROC) debuted in 2017, hosting a variety of community events including the Children First Ice Cream Social; a naturalization ceremony welcoming nearly 200 new Americans; Community Link; and outdoor hockey.

Outdoor skate park

The stormwater improvement project at Carpenter Park provided a foundation for the city’s new 6,500-square-foot, concrete skate park, designed by California SkateParks. This plaza-style skate park includes stairs, rails and a mini half-pipe and has already been well used since its unofficial opening in October 2017. A grand opening is scheduled for June 11, 2018.
St. Louis Park offers curbside collection of recycling, organics recycling, yard waste and garbage to approximately 12,300 residential households. The city also strives to help improve and support quality recycling programs in multi-family buildings and commercial businesses.

3,750 PARTICIPANTS & GROWING

Organics recycling

The city’s 2017 goal of 30 percent participation in the organics recycling program was reached in early November, two months ahead of schedule. More than 3,750 households participate in the program, as well as 10 city buildings and small businesses.

In July 2017, the city piloted an organics recycling drop-site program for multi-family residents. The program was successful and became permanent in October. Residents of apartments, condos and townhomes without city service can collect their organics and drop them off at one of four sites around the city.

Solid waste ordinance

The solid waste management chapter of city code was completely updated to reflect current programs and practices. In addition, existing multi-family recycling requirements were improved and new commercial recycling requirements were added.

Encouraging reuse

The city hosted its first clothing swap in October, with about 80 people of all ages attending. Participants contributed 920 pounds of clothing and shoes, with 501 pounds swapped and taken home by participants. The remaining 419 pounds was donated to St. Louis Park Emergency Program (STEP), Good in the Hood and Arc Value Village.

St. Louis Park rated AAA by Standard & Poor’s

In 2017, independent bond rating agency Standard & Poor's (S&P) affirmed their highest rating “AAA” for the City of St. Louis Park. St. Louis Park is one of 22 cities in the state with the “AAA” rating from S&P. Bond ratings are a reflection of the city’s financial strength and stability. With the top credit rating, the City of St. Louis Park will achieve the lowest possible borrowing costs on current and future debt issuances. The top credit rating also provides opportunities to refinance outstanding debt at lower interest rates.

City recognized for excellence in financial reporting

Also in 2017, the City of St. Louis Park was awarded the Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report (CAFR). The Certificate of Achievement, awarded by the Government Finance Officers Association (GFOA) of the United States and Canada, is the highest form of recognition in the area of governmental accounting and financial reporting and represents a significant accomplishment by a government and its management.
For 2018, the city council adopted a $37.8 million General Fund Budget and $31.7 million property tax levy. The changes in assessed market value and the community’s tax capacity were relatively strong throughout all sectors. The value of all single-family homes increased 5.8 percent, the value of condos and townhomes increased 6.4 percent, the value of all apartment buildings increased 9.5 percent, and the value of commercial-industrial properties remained stable with a 6.5 percent increase. The median home value increased from $240,100 to $254,200.

The above information graphic is a representation of just some of the services provided by the City of St. Louis Park for what totals approximately $3 per day on a median value residential property.

Visit www.stlouispark.org for city events, activities and news.

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