



**SOUTHWEST LRT**  
community works

green means go.

connecting people to jobs, housing, shopping, and fun

# Southwest Corridor Investment Framework

December 8, 2014



St. Louis Park  
MINNESOTA



City of  
minnetonka



MINNEHAHA CREEK  
WATERSHED DISTRICT



# Hennepin Community Works

## Mission

To enhance how the communities of Hennepin County work together to create good jobs, provide access to employment, and build the long term value of communities by investing in infrastructure, public works, parks, and the natural environment and by improving the existing implementation systems.

## Principles

- Stimulate employment development
- Build bridges for effective planning and implementation
- Maintain and improve natural systems
- Strengthen communities through connections
- Enhance the tax base

## Results

- \$883 million in public & private investment
- Average property values 17% +
- 13 acres of green space, 3 miles of waterways, 50 acres of developable land & 19.5 miles of sidewalks/trails



# Southwest LRT Community Works

The Hennepin County Board of Commissioners established the Southwest LRT Community Works Project to provide an organizational structure for **maximizing opportunities to enhance the public benefits of transit investments through strategic, coordinated public and private investments “beyond the rails”** that will support economic development, creation of accessible jobs and housing, more efficient uses of land, and creation of healthy, safe and walkable neighborhoods served by public transit.



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# Southwest LRT Community Works Vision...

**connecting people to jobs, housing, shopping, and fun.**

The Southwest Community Works Initiative collaborates with citizens, businesses, and government to align land use and transit planning so that the Southwest LRT Corridor is a premiere destination that is

**· accessible · livable · vibrant**

## **Economic competitiveness and job growth**

*Promoting opportunities for business and employment growth*

## **Housing choices**

*Positioning the Southwest LRT communities as a place for all to live*

## **Quality neighborhoods**

*Creating unique, vibrant, safe, beautiful, and walkable station areas*

## **Critical connections**

*Improving affordable regional mobility for all users*



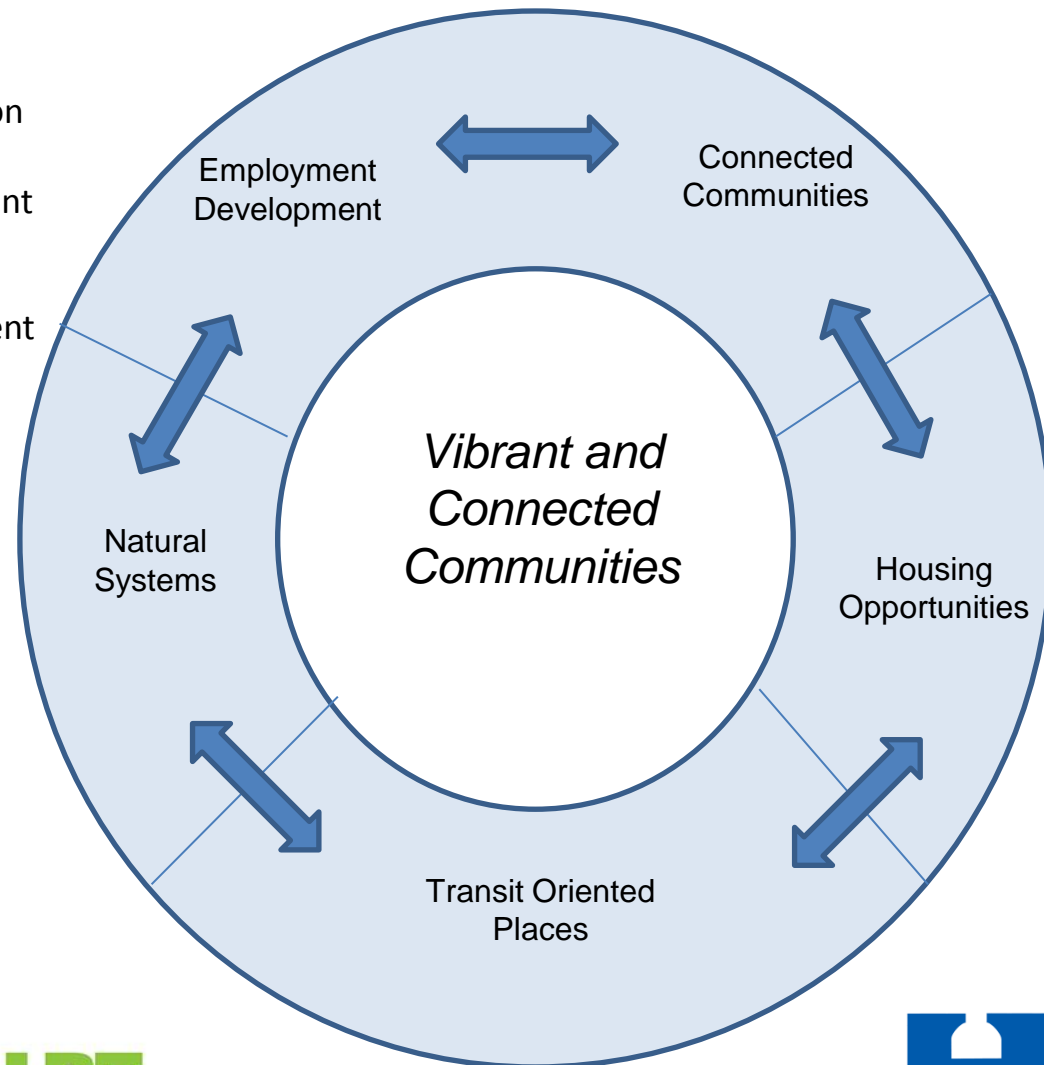
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# Guiding Principles for Investment

- ❖ Partner for Effective Planning and Implementation
- ❖ Create Great Quality Transit Oriented Development and Achieve Unique, Vibrant Places
- ❖ Stimulate Employment and Economic Development
- ❖ Provide a Full Range of Housing Choices
- ❖ Strengthen Communities through Connections and Access to Opportunity
- ❖ Maintain and Improve Natural Systems
- ❖ Build Healthy Communities
- ❖ Enhance Tax Base



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# Transitional Station Area Action Plans (TSAAP)

**Bridge the gap between current conditions and future needs** by recommending infrastructure improvements that maximize economic development, create accessible jobs and housing, use land more efficiently, and create healthy, safe and walkable neighborhoods along the Southwest LRT line.

- ❖ Station area vision/character/typology
- ❖ Market assessment & development opportunities
- ❖ Area assets and barriers to development
- ❖ Infrastructure needs assessment (opening day & beyond)
- ❖ Action steps to transition stations to Transit Oriented Development (TOD)

Funded through the HUD Sustainable Communities Grant = \$800,000



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# Integration of Engineering & Land Use

- ❖ Station Adjustments (Mitchell, SouthWest, Town Center, Golden Triangle, Shady Oak, Blake, Louisiana, & West Lake stations)
- ❖ Route adjustments (Eden Prairie, Minnetonka & St. Louis Park)
- ❖ Consolidation of park/ride facilities



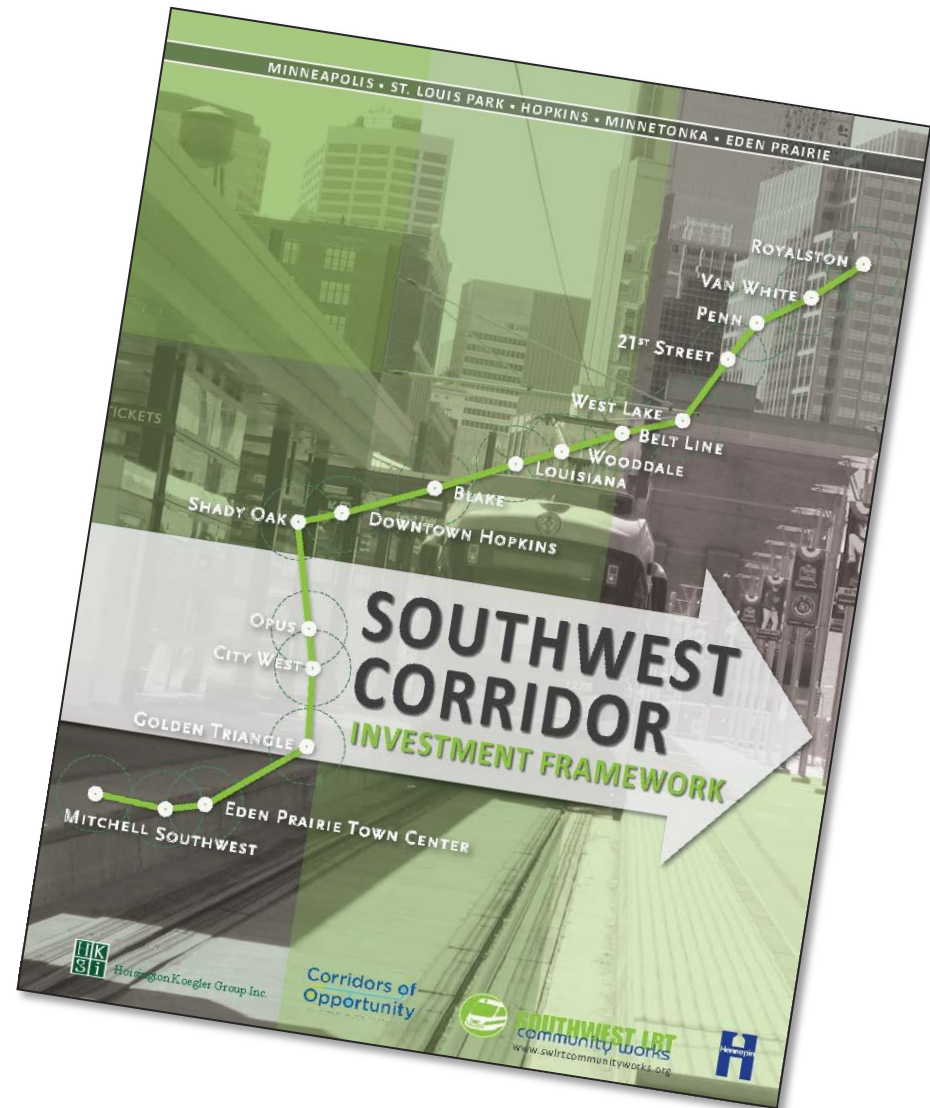
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# Southwest Corridor Investment Framework

A framework for **public investment** to attract, shape, accelerate and maximize **private investment** at the Southwest LRT stations.





# Southwest Corridor Development Potential

- ❖ 477 acres of redevelopment
  - ❖ 12, 000 new housing units
  - ❖ 1.2 million square feet of retail
  - ❖ 11 million square feet of office/employment
- 

\$ 5 billion in economic development

- ❖ And 17 great spaces that will become great places



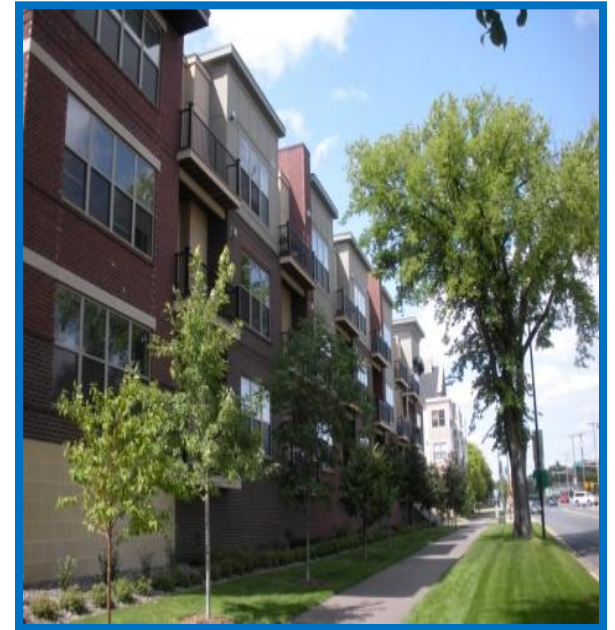
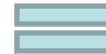
# Leveraging the Investment



\$ 1.6 billion



\$ 130 million



\$ 5 billion



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For more information,

please visit

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