



DOWNTOWN STUDY PHASE II

PREFERRED REDEVELOPMENT CONCEPTS

Interim Report JANUARY 2020

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STUDY PROCESS & INVOLVEMENT

Phase 2 Process

2040 Comprehensive Plan Update (2018/2019)

- Downtown West identified as area in need of further study
- Large area west to Hwy 169, east to Country Club

Downtown Study Phase 1 (Summer/Fall 2018)

- City worked with panel of local real estate, development and finance experts (ULI MN)
- Recommendations included focus on smaller core downtown area, redevelopment sites, strong market potential, improving connectivity, public-private partnerships

Downtown Study Phase 2 (Summer/Fall 2019)

- Envision the future of the civic campus as buildings age and need reinvestment/replacement
- Explore targeted potential redevelopment scenarios
- Explore walk/bike connections between the regional trail and Brookview/south of Hwy 55
- Develop a detailed downtown walk/bike plan
- Seek community input
- Identify a draft vision and guiding principles for future downtown changes

Downtown Study Phase 3 (2020)

- More detailed planning, design, and implementation approaches to be completed that results in a Downtown Redevelopment Framework Plan document

Phase 2 Involvement

- City Staff
- City Council/Planning Commission
- Public Open House on October 21, 2019
- Property owners/stakeholders

COMMUNITY INPUT

Public Open House on October 21, 2019

Highlights of Comments Received

Comments were received from open house attendees via sticky notes placed on information boards as well as comment cards. From these comments, we have identified the following key concerns and preferences expressed at the open house:

- **SW quadrant** - support for street improvements (safer, more walkable), support for attracting additional commercial businesses (grocery, pharmacy), support for redevelopment, concerns about Wisconsin Ave/ Hwy 55 intersection traffic movements.
- **NE quadrant** – support for improving walking environment/network, concerns about new streets/preference for pedestrian only streets, concerns about potential changes to the library, support for adding public outdoor spaces, support for adding residential in downtown.
- **NW quadrant** - no major concerns were identified for the proposed concepts and support was expressed for residential and office development in this area.
- **Redevelopment/Reinvestment Opportunities** – some concerns about relocating existing uses in the NE quadrant, such as civic, post office, library, McDonald's.
- **Active Transportation Opportunities** – concern about safety of pedestrian/ bike crossings of Hwy 55 and Winnetka Ave.

Online Comment Form (November/December 2019)

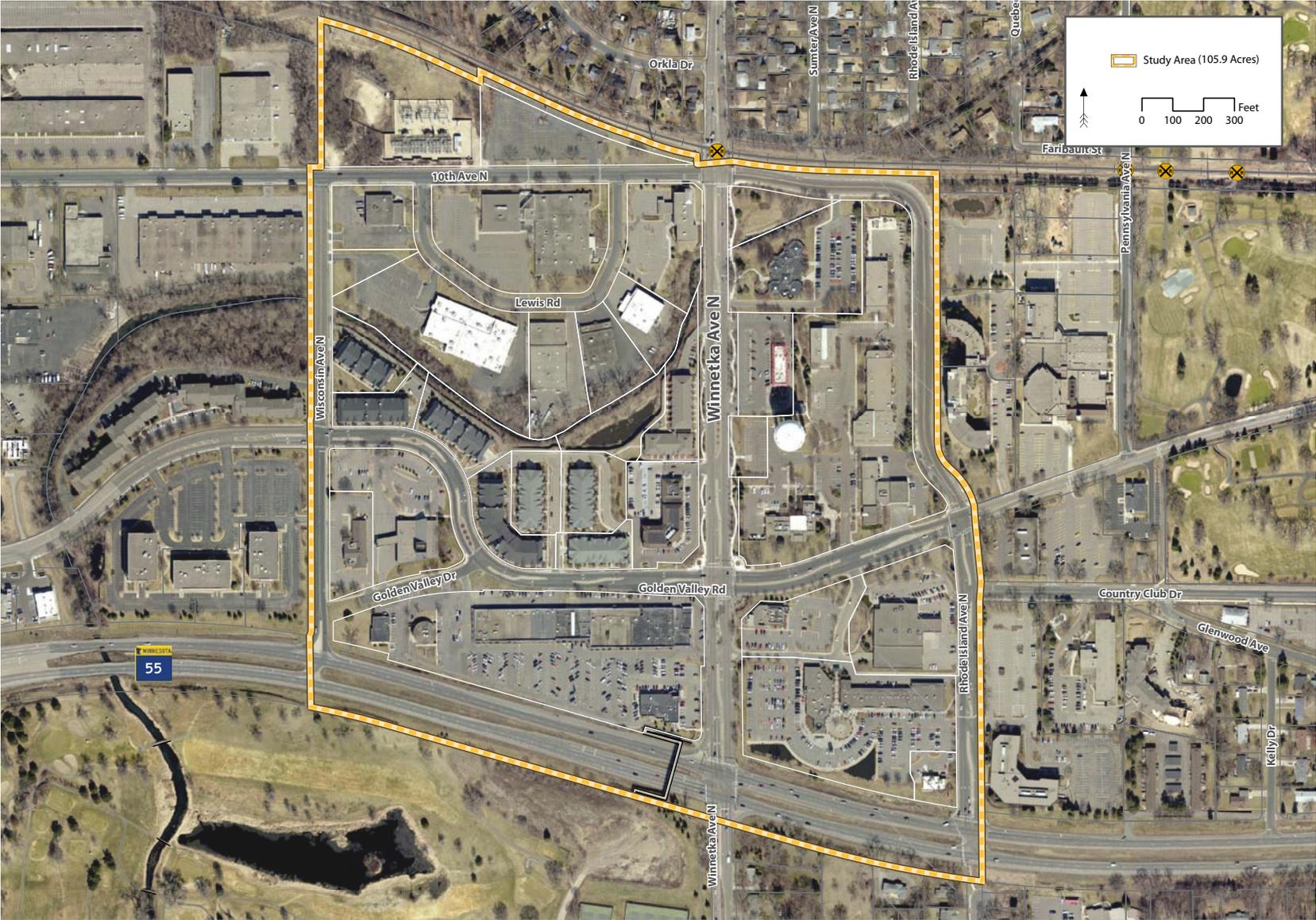
See separate report "Downtown Phase II Community Input Report"

Downtown Walking/Biking Survey (August/September 2019)

See separate report "Downtown Walk/Bike Connectivity Project Report"



DOWNTOWN STUDY AREA



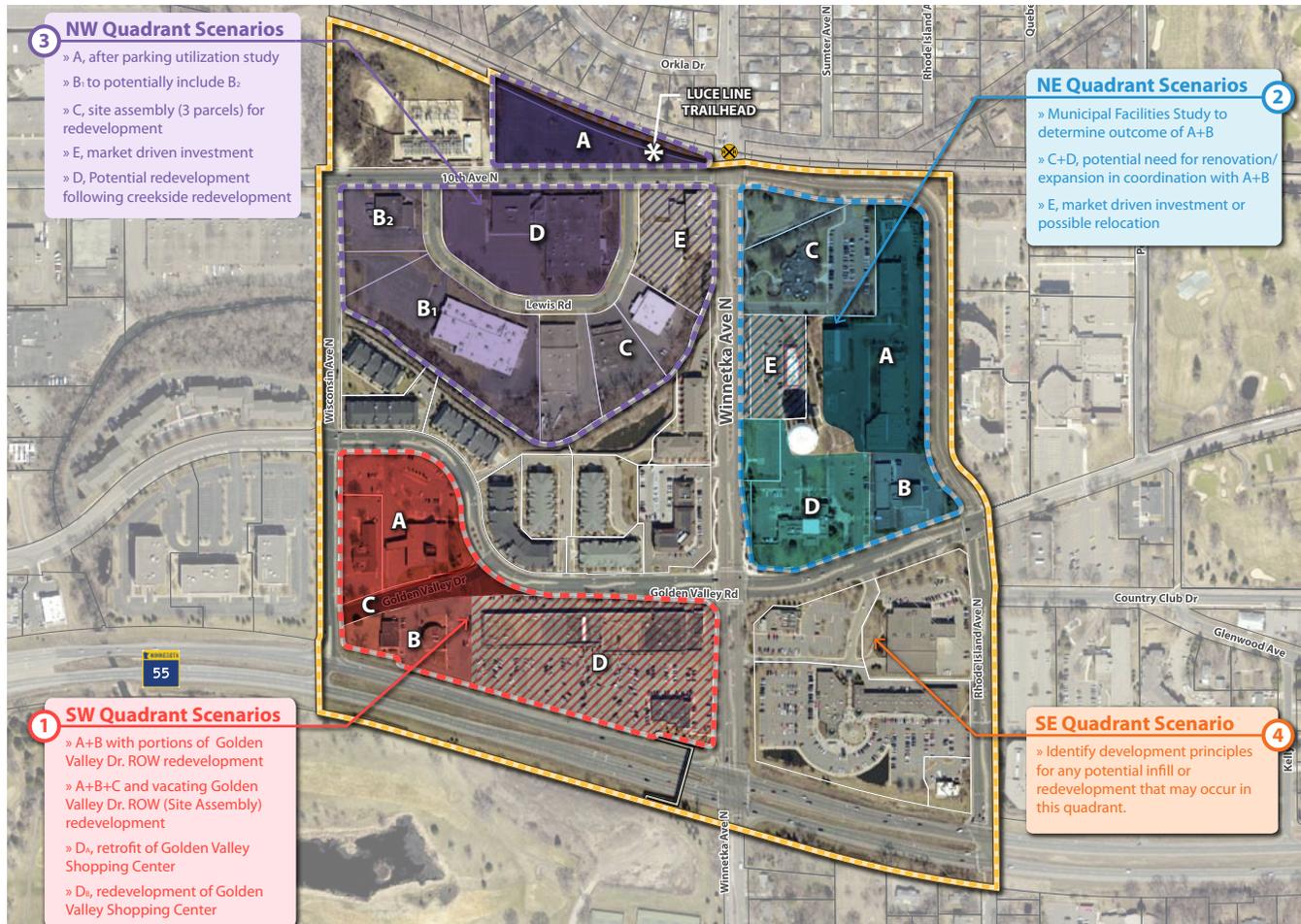
DOWNTOWN REDEVELOPMENT ISSUES/OPPORTUNITIES

Issues

- Commercial buildings in need of reinvestment and updating
- Some industrial buildings are obsolete and converting to non-industrial uses
- Most buildings are not oriented to the downtown street main streets and sidewalks – Winnetka Ave and Golden Valley Road, e.g. Golden Valley Shopping Center’s blank back wall faces Golden Valley Road
- Fire/police facilities need more space and upgrades, which resulted in a recent expansion/consolidation study
- The downtown core essentially consists of 4 quadrants that are not well connected
- Existing development is dominated by one-story buildings and large surface parking lots
- Walking environment is not comfortable or inviting including:
 - high traffic and wide streets that make street crossings challenging
 - lack of pedestrian streetscape design
 - large surface parking lots separate buildings from sidewalks
- Lack of bicycling facilities/trails
- Challenging for walking/biking access to the pedestrian bridge over Hwy 55

Opportunities

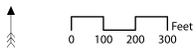
- Growing interest in development projects in the area, including residential and new businesses
- Lots of community interest in attracting more businesses, particularly a grocery store and pharmacy
- Community support for a broad mix of uses in downtown, including adding new housing options in the downtown
- 2040 Comprehensive Plan’s long-term guidance for more mixed land uses in downtown core area
- The City’s interest in exploring future opportunities for the civic campus block as part of needs for reinvestment, expansion, relocation of facilities, including potential relocation of the public works facilities outside of the downtown core
- The downtown is adjacent to major recreational amenities, including regional trail and Brookview
- The City has prioritized improving the walking and biking network in the downtown
- Community interest in a new walk/bike bridge over Hwy 55
- Planned Bus Rapid Transit (BRT) stations on Hwy 55 at Winnetka Ave
- Community’s desire for a public open space or multiple smaller public spaces in the downtown
- Bassett Creek is a hidden asset



REDEVELOPMENT/ REINVESTMENT OPPORTUNITY AREAS

The City's intent is to promote redevelopment/reinvestment opportunities through proactive planning, policy changes, regulatory changes, public infrastructure investments, and municipal redevelopment tools. Based on analysis and understanding of current property uses and market conditions, the downtown study area has been broken down into potential redevelopment/reinvestment sites and phasing.

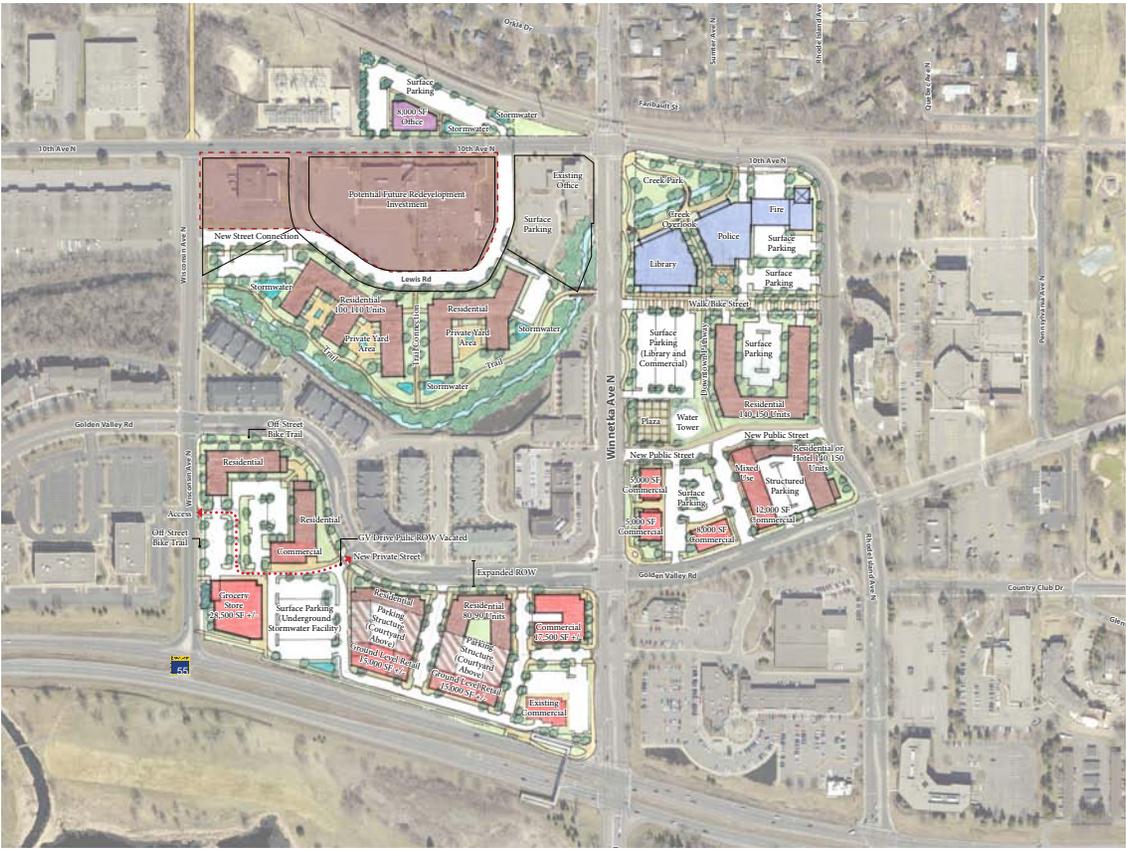
Study Area



PREFERRED REDEVELOPMENT CONCEPT

Overall Downtown Concept

- Redevelopment is anticipated on three of the four quadrants – SW, NE and NW – but not on the more recently redeveloped SE quadrant
- Mixed use redevelopment is proposed for all three redevelopment areas
- The 2020 Municipal Facilities Needs Study will provide additional long-term needs, options, and direction for determining the priorities, sequencing, and financing of any changes to the civic campus
- The NE quadrant is envisioned as a consolidated civic institutional area on the northern portion with a mix of commercial and residential on the southern portion with a signature bike/walk pathway and public outdoor gathering spaces running through the middle of the site
- The SW quadrant is envisioned as a mix of commercial and residential uses with some multi-story buildings
- The NW quadrant is envisioned as a desirable area for creekside residential redevelopment, including new housing types for downtown



Commercial with outdoor dining example



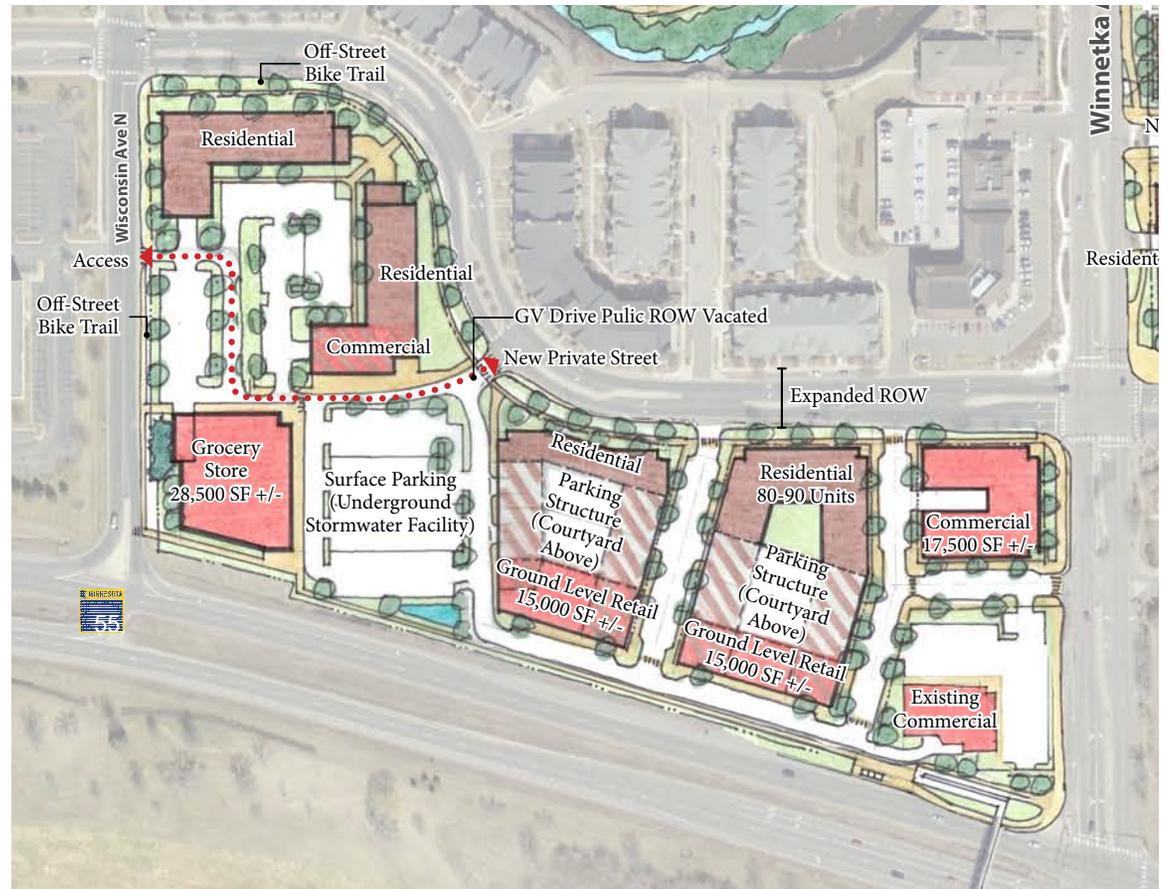
Mixed use and pedestrian crossing example



Bike and walk pathway example

SW Quadrant

- Redevelops older single story commercial buildings with mix of commercial and residential uses and some multi-story buildings
- Vacates City's public right-of-way (Golden Valley Dr, which no longer connects to Wisconsin Ave)
- Enables redevelopment of western portion (four single-tenant building) separately from eastern portion (multi-tenant retail strip mall)
- Locates new commercial with improved visibility from Winnetka and/or Hwy 55
- Provides a new roadway connection (likely private street) between Wisconsin Ave and Golden Valley Road
- Creates downtown "blocks" of development in place of today's large suburban commercial block
- Expands housing options in downtown and places new housing across the street from existing housing
- Provides centrally located surface and structured parking facilities
- Expands width of Golden Valley Road to accommodate street improvements, including an off-street bike/walk trail and planted boulevard between trail and street



Commercial with outdoor dining example



Grocery store example



Commercial with outdoor dining example



Mixed use and parking garage example

NW Quadrant

- Allows development potential for a greater mix of uses if existing industrial buildings become obsolete or underutilized
- Large surface parking lot on north side of 10th Ave offers a potential redevelopment site for office use
- Redevelopment financing realities will likely demand multi-story buildings
- Creekside properties would be attractive for residential redevelopment, including new housing types for downtown
- Adds a new street connection to Wisconsin Ave, particularly for convenience and address for new residential development
- Enables improved stormwater management with increased green spaces vs. today's large footprint single story buildings and large surface parking lots
- Provides opportunity for public trail along Bassett Creek



Residential example



Residential courtyard example



Creek trail bridge example

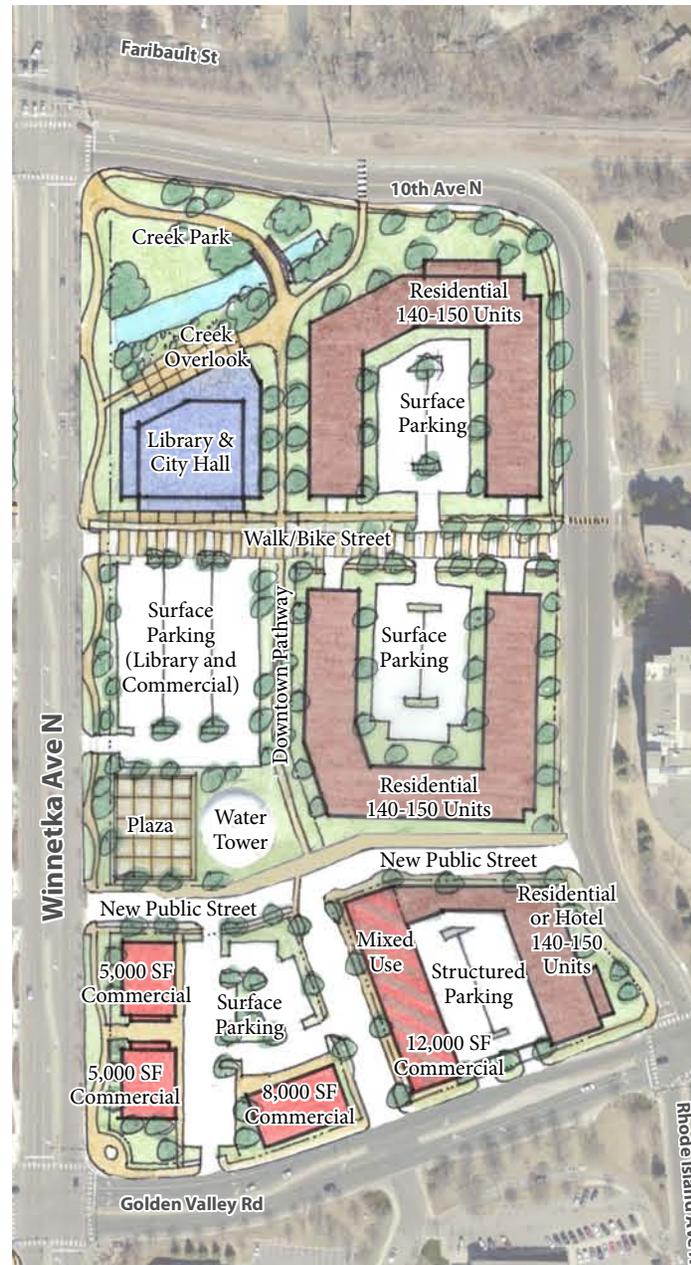


Multi-story office example

NE Quadrant Option 1

- The 2020 Municipal Facilities Needs Study will provide additional long-term needs, options, and direction for determining the priorities, sequencing, and financing of any changes to the civic campus
- Relocates Public Works, Police, Fire Station, and McDonalds away from this site
- Provides a new, combined City Hall, License Center and Library on Bassett Creek
- Creates a central north/south bike and pedestrian pathway through center
- Adds public outdoor gathering spaces next to the water tower and the creek
- Expands residential housing along Rhode Island Avenue
- Adds streets for east/west pedestrian and vehicular movement
- Adds shared surface parking and structured parking facilities
- Expands commercial development near the central intersection of Winnetka and Golden Valley Road

City Hall & License Center	30,000 sq. ft. +/-
Library	20,000 sq. ft. +/-



Fire station example



Bike and walk pathway example



Library example

NE Quadrant Option 2

- The 2020 Municipal Facilities Needs Study will provide additional long-term needs, options, and direction for determining the priorities, sequencing, and financing of any changes to the civic campus
- Relocates Public Works and McDonalds away from this site
- Provides a new, combined Library, City Hall, License Center, Police & Fire Station on Bassett Creek
- Creates a central north/south bike and pedestrian pathway through center & streets for east/west movement
- Adds public outdoor gathering spaces next to water tower, walk/bike oriented street, and the creek
- Expands residential housing along Rhode Island Avenue
- Adds shared surface parking and structured parking facilities
- Expands commercial development near intersection of Winnetka and Golden Valley Road

City Hall & License Center	30,000 sq. ft. +/-
Library	25,000 sq. ft. +/-
Police	20,000 sq. ft. +/-
Fire Station	17,500 sq. ft. +/-



Residential example



Bike and walk pathway example



Police station and firehouse example

NE Quadrant Option 3

- The 2020 Municipal Facilities Needs Study will provide additional long-term needs, options, and direction for determining the priorities, sequencing, and financing of any changes to the civic campus
- Relocates Public Works away from this site
- Creates new Fire Station on former Public Works site
- Develops a new, combined City Hall, License
- Center, and Police Station on former Public Works site
- Existing library and McDonald's sites not planned for redevelopment
- Creates a central north/south & east/west bike and pedestrian pathway through center
- Adds a public gathering space next to the water tower
- Creates a new mixed use block along Golden Valley Road (ground floor retail/commercial, housing above, and structured parking)
- Adds shared surface parking and structured parking facilities

City Hall & License Center	35,000 sq. ft. +/-
Library	Existing or re-build on-site
Police	20,000 sq. ft. +/-
Fire Station	17,500 sq. ft. +/-



Mixed use with housing example



Community festivals and gatherings example



Civic example



Potential Short-Term Redevelopment Concept

SW Quadrant

- Redevelopment of three freestanding buildings at intersection of Hwy 55 & Wisconsin Ave with Golden Valley Shopping Center remaining
- Site assembly involving two private properties and City's vacation of Golden Valley Drive public road right-of-way
- Development of a new (private) road access on Wisconsin Ave that connects through the site to Golden Valley Road

NW Quadrant

- Large surface parking lot on north side of 10th Ave offers a potential short-term redevelopment site for office use
- Potential for development of a regional trailhead on triangle green space at corner

NE Quadrant

- The 2020 Municipal Facilities Needs Study will provide additional long-term needs, options, and direction for determining the priorities, sequencing, and financing of any changes to the civic campus
- Relocates public works facilities away from the downtown core
- Redevelopment of public works site to residential
- Potential need to hold northern portion of public works site until future plans for library site are determined

DOWNTOWN CIRCULATION PLAN

Bike/Walk Connectivity

The proposed downtown bike/walk network consists of a variety of facility types including the following:

- **Signature Bike/Walk Pathway** – north/south connection from Luce Line Regional Trail to Golden Valley Road, linking to Golden Valley Commons plaza, separate side-by-side bikeway and walkway ideally
- **Multi-use Trails** – combined bike/walk pathway
 - Wisconsin Ave from Luce Line Regional Trail to Hwy 55
 - Golden Valley Road, south side
 - Hwy 55, north side from Wisconsin Ave to Winnetka Ave
 - Winnetka Ave, Golden Valley Road to Hwy 55
 - Bassett Creek, north side
- **On-Street Bike Lanes (planned installation in 2020)**
 - 10th Ave
 - Rhode Island Ave
- **Sidewalks, Public** – new streets in civic campus block, Lewis Road
- **Sidewalks, Private** – new streets as part of SW quadrant redevelopment
- **Street Crossings, Grade-Separated**
 - Bridge over Highway 55 at Winnetka
 - Potential bridge over creek by library
 - Potential bridge over creek west of Winnetka
 - Potential tunnel under Winnetka adjacent to creek
- **Street Crossings, At-Grade**
 - Enhance safety and comfort of existing intersection crossings
 - Potential mid-block crossings, e.g. 10th Ave, Rhode Island Ave, Golden Valley Road
- **Wayfinding Signage**

Transit Connectivity

Coordinate walk/bike connections with:

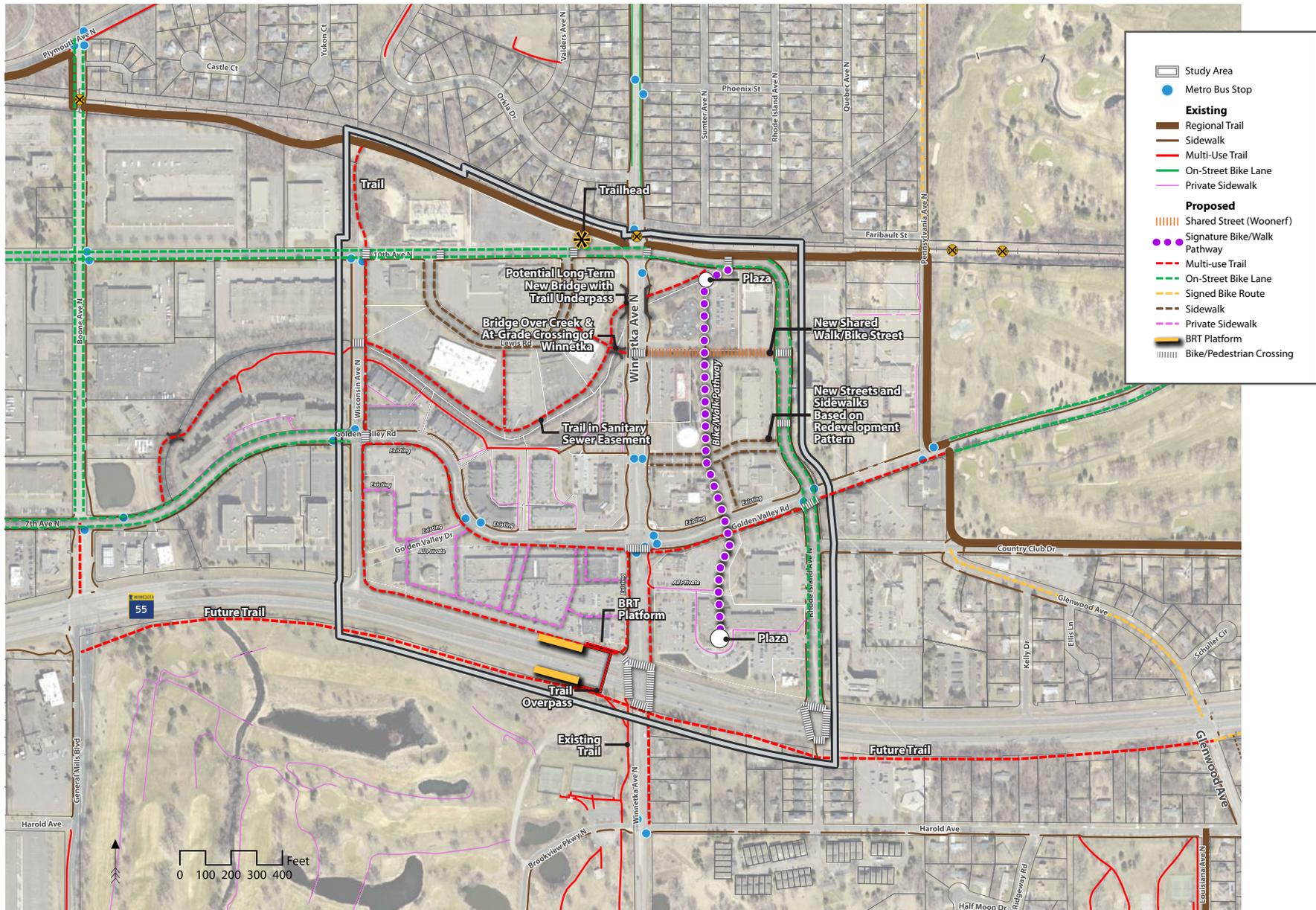
- Bus stops on Winnetka Ave, Golden Valley Road, and Wisconsin Ave
- Proposed BRT stations on Hwy 55 @ Winnetka

Automobile Connectivity

The proposed circulation plan identifies street types, new streets (public, private, “woonerf”), driveway access points, and parking facilities (off-street and on-street)



Walk/bike bridge example





Chicago, IL



Walk/bike bridge over Hwy 55 @ Winnetka

Replacement and redesign of existing bike/walk bridge should include the following considerations:

- Determine the priority landing points and how many landing points, e.g. priority connection may be Golden Valley Commons to Brookview or could there be 3 or 4 landings rather than 2
- More user friendly design, including avoiding ramps with tight switchback turns and easy access from trails, sidewalks and bike lanes
- Coordinate location of BRT stations with bridge landing points, e.g. consider shifting westbound station to east side of Winnetka
- Potential for the bridge to provide community identity, landmark, e.g. explore precedents like Sabo bridge (Hiawatha Ave), planned Bruce Vento bridge (downtown St. Paul), Lakeshore Drive bridges (Chicago)



Saint Paul, MN



Minneapolis, MN

Walk/bike bridge examples

ALTERNATIVE SCENARIOS EXPLORED

Community Open House

The following alternative redevelopment scenarios were presented at the open house:



NORTHWEST QUADRANT

SOUTHWEST QUADRANT



(ALTERNATIVE SCENARIOS EXPLORED)

NORTHEAST QUADRANT



VISION & GUIDING PRINCIPLES

Downtown Vision (Draft)

Golden Valley's downtown will continue to evolve into the community's central destination for a wide variety of desirable places and activities for residents, employees and visitors, including places to shop, eat and drink, access civic services, work, live, walk, bike, sit outside, enjoy recreational and natural spaces, and interact with neighbors. Through strategic redevelopment and reinvestment, the downtown will become a more attractive, connected and walkable place that is conveniently accessible to people walking, bicycling, driving, and taking transit.

Guiding Principles (Draft)

- Weave together all four quadrants of the downtown through development of more walkable streets, improved street crossings, and a strong bike/walk network.
- Ensure that buildings and outdoor gathering spaces will have a strong orientation toward the downtown's main streets – Winnetka Ave and Golden Valley Road.
- Attract a greater variety of uses to the downtown to make it a stronger destination, including employment opportunities, unique restaurants, entertainment, daily needs (e.g. grocery, pharmacy), and recreation.
- Cluster and expand commercial uses at the downtown's core intersection of Winnetka/Golden Valley Road and in prominent locations along Hwy 55.
- Leverage redevelopment to incorporate additional public outdoor gathering spaces in the form of plazas, outdoor seating areas, small parks, and trails.
- Strengthen the downtown's connectivity to adjacent neighborhoods and recreational amenities, particularly Brookview and the Luce Line Regional Trail.
- Add new housing and job options that have convenient access to commercial, transportation and recreational amenities and create a desirable downtown living and working environment.

