

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.

Action type	Identification of the type of actions to be completed.	Planning
		Policy
		Regulatory
		Infrastructure
Timeline	Identification of the general timeline for completion of the action.	On-going
		Near term
		Mid term
		Long term
Complexity	Recognition of the level of complexity of completing the action. Factors that effect complexity include cost, required partners, varied support, among others.	
Benefit	Recognition of the level of benefit of the completion of the action to support to overall vision for the gateway.	
Community partners	Listing of potential partners that could support the city in the implementation of the action.	
Connected outcome	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	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Design 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.	35th St. + Raleigh Ave. design	Infrastructure	Near term			Engineering
Create zoning district standards and incentives to support a residential and mixed-use building form that supports the overall vision for the gateway.	Mixed use + residential redevelopment	Regulatory	Near term			Community
Utilize new neighborhood zoning districts to allow future development of medium-density housing options for the self-storage site on Park Glen Road	Mixed use + residential redevelopment Roadway network updates	Regulatory	Near term			Property owner(s)
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.	Mixed use + residential redevelopment	Regulatory	Near term			Community
Coordinate with property owners to determine the ownership structure of the expanded drainage area and open space.	New open space, stormwater + Bass Lake connection	Planning	Near term			Property owner(s)
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.	Roadway network updates	Planning	Near term			Engineering, Property owner(s)
Utilize economic development tools to support the reuse and reinvestment of industrial buildings southwest of the Beltline LRT station.	Reinvestment + adaptive reuse opportunities	Policy	Mid term			Potential developers
Study to 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.	Roadway network updates	Planning	Mid term			Engineering, Property owner(s)
Design stormwater pond expansion in the new open space to determine size, grade, etc.	New open space, stormwater + Bass Lake connection	Planning	Mid term			Engineering, Watershed District

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Beltline Gateway	Include these roadway connections in a future Capital Improvement Plan for construction.	Roadway network updates	Policy	Mid term		Engineering
	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.	Mixed use + residential redevelopment Roadway network updates	Regulatory	Mid term		Engineering, Property owner(s)
	Secure the right-of-way for the new roadway extensions.	Roadway network updates	Regulatory	Mid term		Engineering, Property owner(s)
	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.	New open space, stormwater + Bass Lake connection	Regulatory	Mid term		Property owner(s), Engineering, Parks and recreation
	Secure funding and expand the stormwater pond.	New open space, stormwater + Bass Lake connection	Infrastructure	Long term		Engineering
	Use identified economic development strategies to support commercial growth and investment, especially near the Beltline Station.	Reinvestment + adaptive reuse opportunities Mixed use + residential redevelopment	Policy	On-going		Community, Potential developers
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Reinvestment + adaptive reuse opportunities Mixed use + residential redevelopment	Policy	On-going		Property owner(s), Community

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Wooddale Gateway	Update the Connect the Park Plan to include new multimodal connections along Brunswick Avenue, Cambridge Street and through the MicroCenter Site.	Bike + pedestrian connections	Policy	Near term		Engineering
	Rezone properties on 36th Street east of Wooddale to district that promotes TOD development	Redevelopment along 36th St.	Regulatory	Near term		Property owner(s)
	Rezone the former Johnny Pop’s site to N-3 to support mid-rise and low-rise scale residential development.	Redevelopment along 36th St.	Regulatory	Near term		Property owner(s)
	Rezone the MicroCenter site to support TOD and reinvestment in the area.	MicroCenter + Burlington Coat Factory redevelopment	Regulatory	Near term		Property owner(s)
	Study opportunities for the street dedication for the MicroCenter site to create smaller blocks and network connections in a manner that supports overall TOD goals	Roadway connections	Planning	Near term		Engineering, Property owner(s)
	Study the alignment and feasibility of a Cambridge St. bike + pedestrian bridge extension over Highway 100.	Bike + pedestrian connections	Planning	Mid term		MnDOT, Community
	Develop streetscape standards for multimodal roadways within a walking distance of the Wooddale Station to increase tree canopy cover and promote a unique sense of place.	Public realm enhancements	Policy	Mid term		Community
	Direct the design of new parks to support stormwater management, increase the tree canopy and provide recreational amenities to the neighborhood.	New park + open spaces	Policy	Mid term		Parks and recreation, Potential developers
	Require the redevelopment and subdivision of the MicroCenter site to dedicate right of way for a road connection from Xenwood Avenue to Oxford Street	MicroCenter + Burlington Coat Factory redevelopment Roadway connections	Regulatory	Mid term		Engineering, Potential developers
	Require the redevelopment and subdivision of the MicroCenter site to include a new park, either publicly owned or privately owned but open to the public	MicroCenter + Burlington Coat Factory redevelopment New park + open spaces	Regulatory	Mid term		Parks and recreation, Potential developers

Implementation actions (continued)

Action		Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Wooddale Gateway	Design and build a bikeway along Brunswick Avenue in alignment with the Excelsior Gateway.	Bike + pedestrian connections	Infrastructure	Mid term			Engineering, Three Rivers Park District
	Through the redevelopment process, complete environmental remediation of sites.	Redevelopment along 36th St.	Infrastructure	Mid term			Property owner(s)
	Support investments to Cambridge Street to improve pedestrian connections that extend to the Louisiana Gateway.	Bike + pedestrian connections	Infrastructure	Mid term			Community
	Dedicate funding to design and construct a Cambridge St. pedestrian bridge extension over Highway 100.	Bike + pedestrian connections	Policy	Long term			MnDOT, Community
	Enhance the public realm within the Wooddale Gateway with art, landscaping, seating, lighting, and other features as new roadway projects are pursued.	Public realm enhancements	Policy	On-going			Community
	Explore opportunities to continue to enhance mobility and safety for multimodal users along Wooddale Avenue and 36th Street.	Bike + pedestrian connections	Policy	On-going			Community
	Pursue other multimodal connections within the gateway.	Bike + pedestrian connections Roadway connections	Policy	On-going			Community
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Redevelopment along 36th St. MicroCenter + Burlington Coat Factory redevelopment	Policy	On-going			Property owner(s)
	Use identified economic development strategies to support commercial growth and investment, especially near the Wooddale Station.	Redevelopment along 36th St.	Policy	On-going			Property owner(s)

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Louisiana Gateway	Establish blue infrastructure standards for new roadway development and incorporate with all redesign efforts.	Oxford St. reconstruction Blue infrastructure + stormwater management	Policy Near term			Engineering, MCWD
	Establish standards or incentives for private properties to utilize innovative design and best management practices for stormwater management.	Minnehaha Creek connections Redevelopment focused around Louisiana Station Blue infrastructure + stormwater management	Policy Near term			Engineering, Property Owner(s)
	Reguide and rezone the properties on the south side of Oxford Street, along the new Cambridge extension, and the properties north of Louisiana Station to support TOD and redevelopment in the area.	Redevelopment focused around Louisiana Station	Regulatory Near term			Property owner(s)
	Reguide and rezone the properties northwest of Edgewood Park to support medium and low density residential uses.	Redevelopment in South Oak Hill neighborhood	Regulatory Near term			Property owner(s)
	Design and reconstruct Oxford Street with on-street parking, landscaped boulevards, and public realm space.	Oxford St. reconstruction	Infrastructure Near term			Engineering
	Coordinate stormwater infrastructure upgrades and the Louisiana Avenue grade raise with the extension of Cambridge Street.	Cambridge St. extension + new road network Blue infrastructure + stormwater management	Policy Near term			Engineering, CP Rail
	Study and establish the alignment of Cambridge Street extension and new roadway network including a pedestrian street connection between Louisiana Station and Methodist Hospital.	Cambridge St. extension + new road network Pedestrian + bike infrastructure	Planning Mid term			Engineering

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Louisiana Gateway	Coordinate with Methodist Hospital’s capital planning staff to facilitate a connection between the hospital and the light rail station.	Preserving + enhancing employment centers Pedestrian + bike infrastructure	Planning	Mid term		 Methodist Hospital, Engineering
	Establish standards or incentives for redevelopments to create pedestrian connections to Minnehaha Creek.	Minnehaha Creek connections Redevelopment focused around Louisiana Station Pedestrian + bike infrastructure	Policy	Mid term		 MCWD, Property Owner(s)
	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.	Redevelopment focused around Louisiana Station	Policy	Mid term		 Property owner(s)
	Emphasize pedestrian and bike connections from the Louisiana Station to the existing industrial centers on Cambridge Street and west Oxford Street as properties redevelop and roadways are created.	Preserving + enhancing employment centers Pedestrian + bike infrastructure	Policy	Mid term		 Property owner(s)
	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.	Cambridge St. extension + new road network Redevelopment focused around Louisiana Station	Regulatory	Mid term		 Engineering, Property owner(s)
	Secure right-of-way for the future construction of the pedestrian street as part of redevelopment and subdivision process.	Redevelopment focused around Louisiana Station Pedestrian + bike infrastructure	Regulatory	Mid term		 Property owner(s)

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Louisiana Gateway	Secure the existing south railroad spur right-of-way to enable reconstruction of Louisiana Avenue and establish the new road network. Convert the remaining rail bed to a trail.	Cambridge St. extension + new road network Pedestrian + bike infrastructure	Regulatory	Mid term		Property owner(s), CP Rail
	Construct the Cambridge Street extension and new roadway network south of Oxford as properties redevelop or as part of Louisiana Avenue upgrades.	Cambridge St. extension + new road network Redevelopment focused around Louisiana Station	Infrastructure	Mid term		Engineering, Property owner(s)
	Explore blue infrastructure policies to be incorporated into new public spaces.	Minnehaha Creek connections Blue infrastructure + stormwater management	Policy	Long term		MCWD
	Support the on-going maintenance of trails and walkways that connect people to Minnehaha Creek. Support future investments as identified within Watershed District planning.	Minnehaha Creek connections	Policy	On-going		MCWD
	Utilize economic development tools to support the reuse and reinvestment of existing industrial buildings and avoid displacement of local businesses in the Cambridge Street and west Oxford Street employment areas.	Preserving + enhancing employment centers	Policy	On-going		Property owner(s)
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Redevelopment focused around Louisiana Station Redevelopment in South Oak Hill neighborhood	Policy	On-going		Property owner(s)

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Excelsior Gateway	Update the Connect the Park Plan to include a bikeway along Brunswick Avenue rather than Alabama Avenue.	Brunswick Ave. bikeway	Policy	Near term		Community, Three Rivers Park District
	Modify the Capital Improvement Plan to include Brunswick Avenue as a future bikeway project in 2028 rather than Alabama Avenue.	Brunswick Ave. bikeway	Policy	Near term		Community, Three Rivers Park District
	Explore a district parking policy, and implement as development occurs.	Reuse opportunities + shared parking district	Policy	Near term		Community
	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.	Party City redevelopment opportunities	Regulatory	Near term		Community, Property owner(s)
	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.	Jessen Press redevelopment opportunities	Regulatory	Near term		Community, Property owner(s)
	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.	Change accesses to Brunswick Ave. + Zarthan Ave.	Infrastructure	Near term		Hennepin County, Community
	As replacement is needed, upgrade current lighting standards to the current lighting pallet.	Public realm enhancements	Infrastructure	Near term		Community, Hennepin County
	Coordinate regional trail planning and implementation with Three Rivers Park District.	Brunswick Ave. bikeway	Planning	Mid term		Three Rivers Park District, Community
	Utilize economic development tools to support the reuse and reinvestment of existing commercial buildings along Excelsior Boulevard.	Reuse opportunities + shared parking district	Planning	Mid term		Community
	Implement bikeway improvements along Brunswick Avenue.	Brunswick Ave. bikeway	Infrastructure	Mid term		Community, Three Rivers Park District, Hennepin County

Implementation actions (continued)

Action	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
Support the redesign of Excelsior Boulevard through coordination with Hennepin County and support of future planning and design efforts.	West Excelsior Blvd. roadway design	Infrastructure	Mid term			Community, Hennepin County, CP Rail
Coordinate with the property owner(s) regarding Excelsior Boulevard redevelopment sites and support future actions, including a subdivision, development incentives for shared parking, affordable housing, etc.	Party City redevelopment opportunities Jessen Press redevelopment opportunities	Policy	On-going			Property owner(s)
Use identified economic development strategies to support commercial growth and investment along Excelsior Boulevard.	Party City redevelopment opportunities Jessen Press redevelopment opportunities	Policy	On-going			Property owner(s)
Continue to invest in the public realm along Excelsior Boulevard, including the implementation of corridor design standards, new furniture/refuge areas, lighting, etc.	Public realm enhancements	Infrastructure	On-going			Property owner(s), Hennepin County