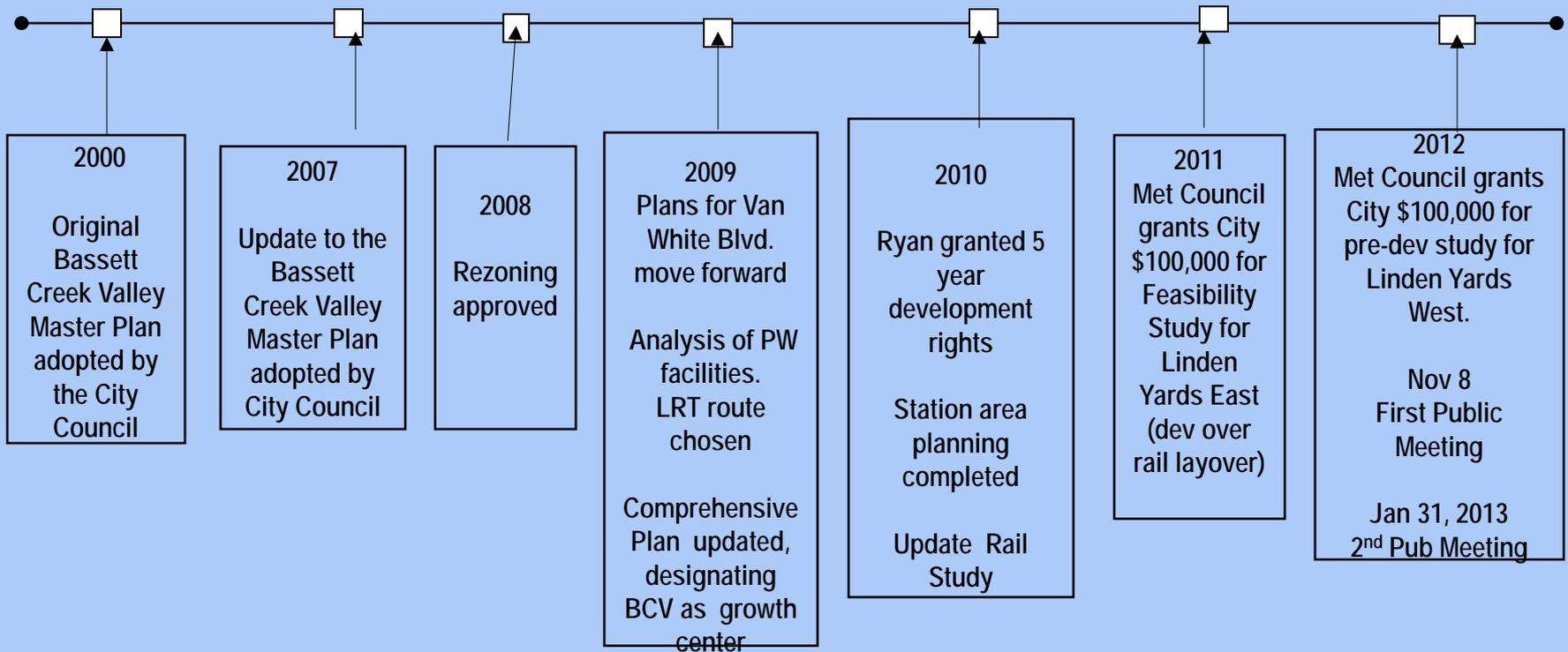


# LINDEN YARDS WEST

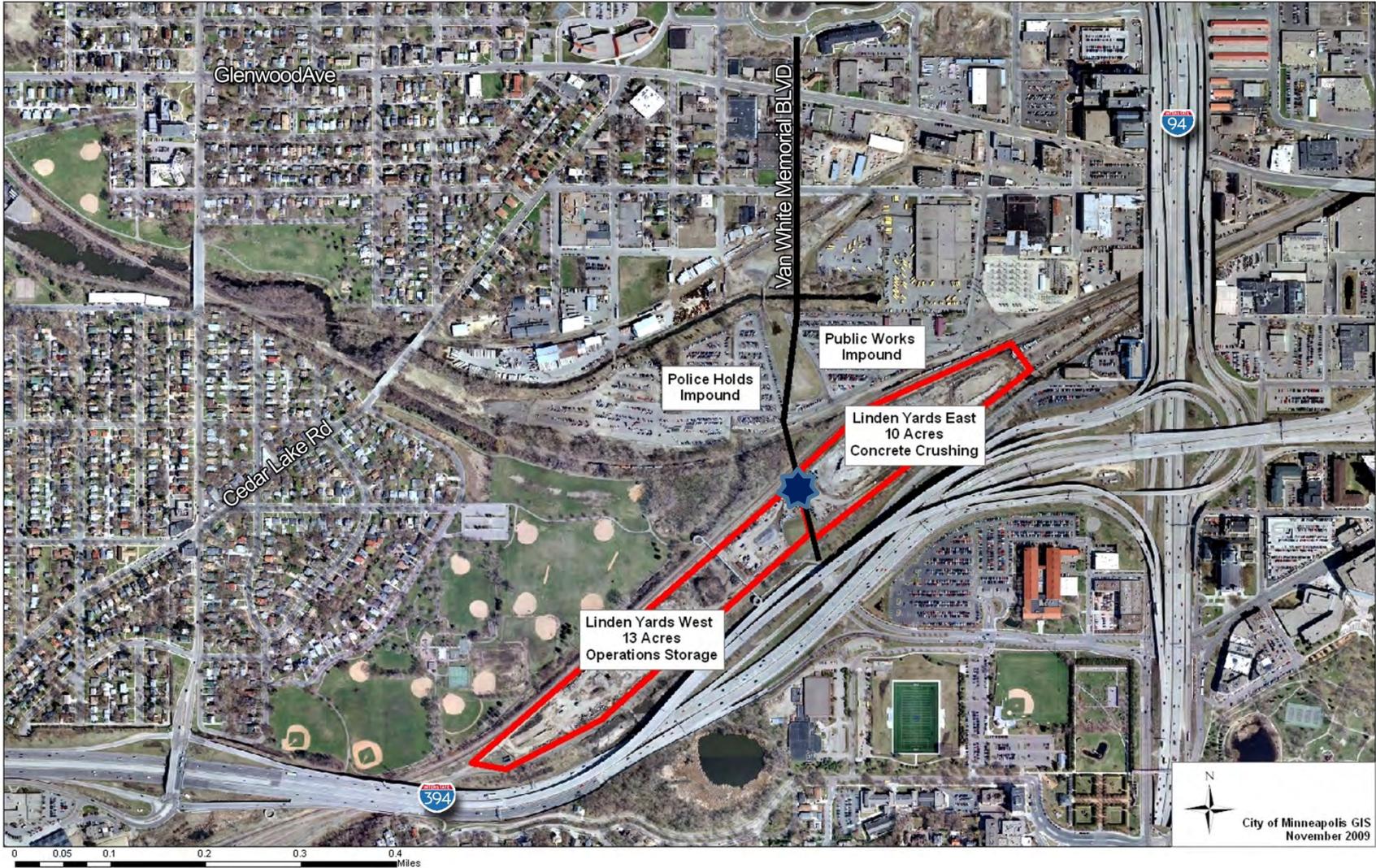
Development Study  
Third Public Meeting  
April 4, 2013

# Recent Timeline

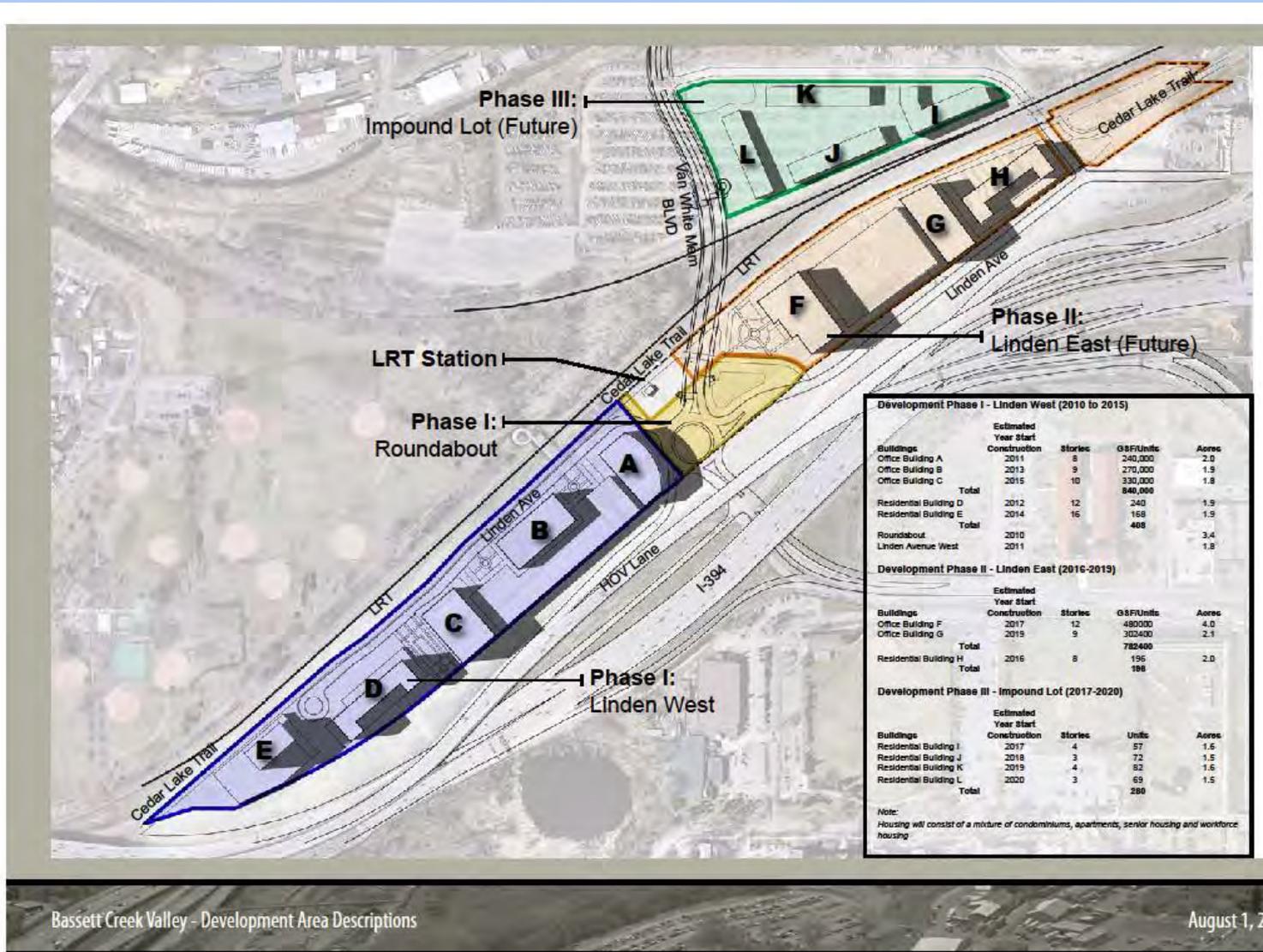


# Site Overview Map

Site Overview Map



# Linden Yards Development Concept



# This New Study of Linden Yards West

- ❖ \$100,000 predevelopment grant from the Metropolitan Council's Livable Communities TOD Program.
- ❖ Study conducted August 2012-March 2013
- ❖ Included reviews by Fire and Public Works staff to confirm basic compliance and feasibility.
- ❖ Study included 3 community meetings
  - Nov 2012,
  - Jan 31, 2013
  - **April 4, 2013**



## Development Assumptions:

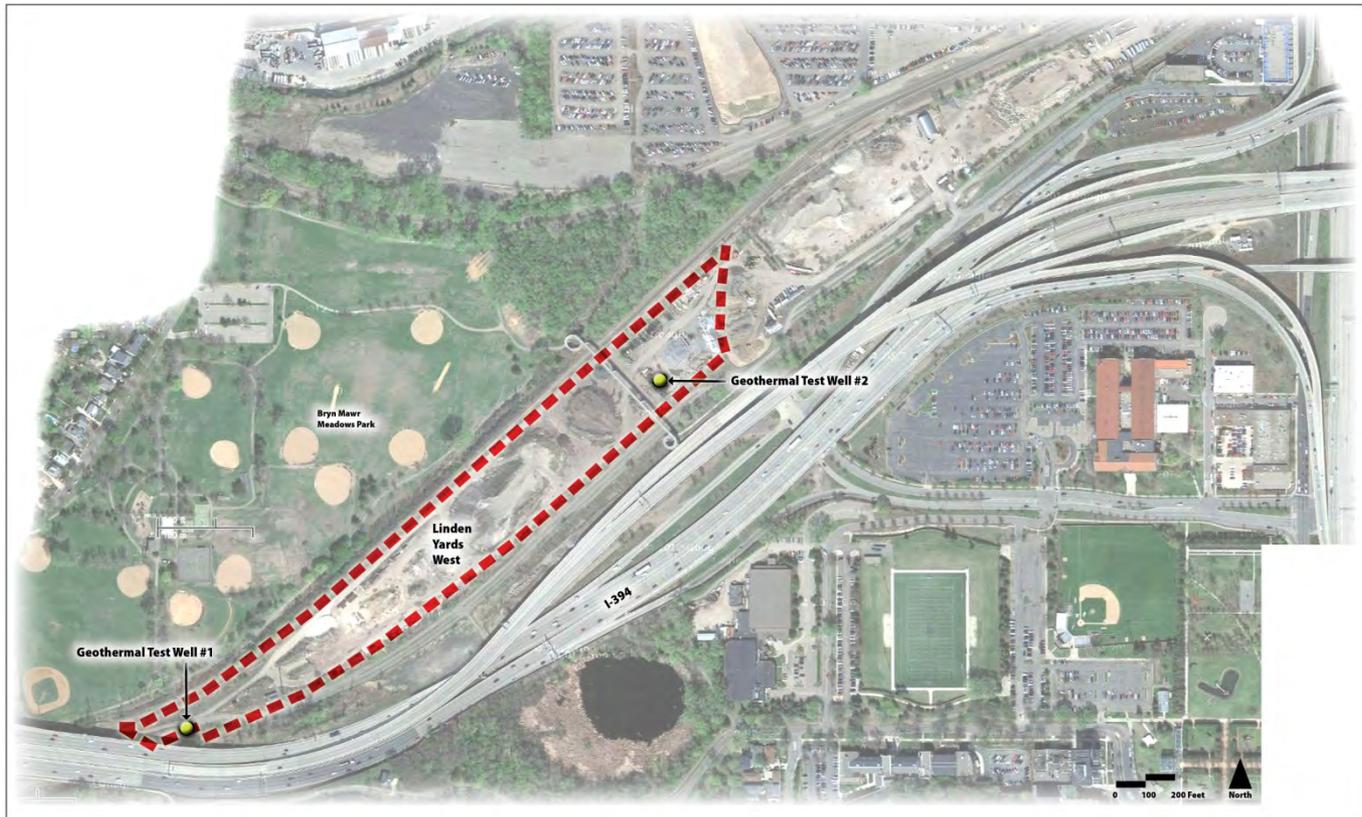
- Build to maximize density on very narrow site
- Transit oriented development
- Mix of employment and housing uses
- Corporate office will be built before housing.

# Scope of Study

## *Study Goals:*

- Update development plan for Linden Yards West:
  - Site access from Van White Memorial Boulevard
  - Building areas to maximize office & housing density
  - Alignment & access to Cedar Lake Trail
  - Access to Southwest LRT station
  - Bike & pedestrian access
- Study storm water, streets & utilities
- Study geothermal feasibility under buildings
- 3-D graphics of infrastructure & development

# Geothermal Feasibility



## Geothermal Test Well Locations

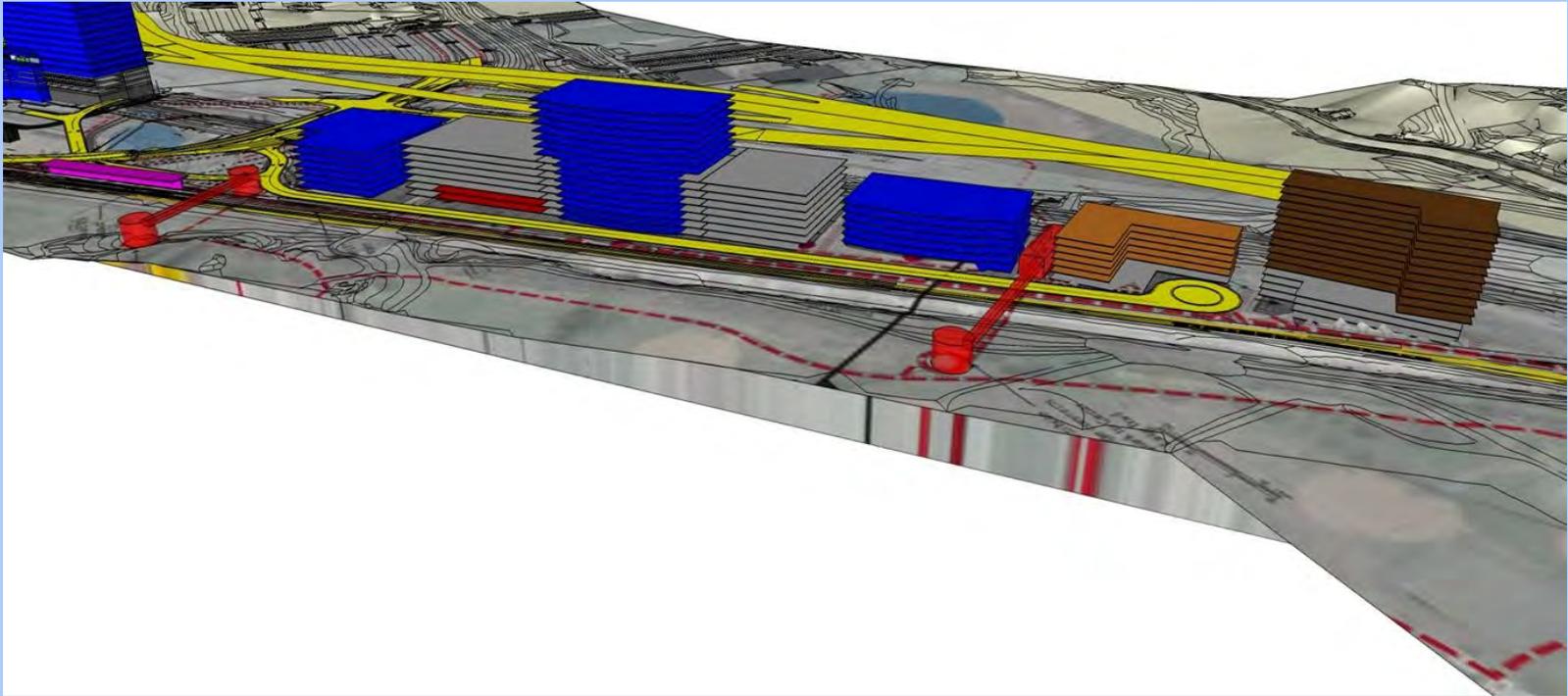
Linden Yards West Development Study  
APRIL 4 2013



# Geothermal findings

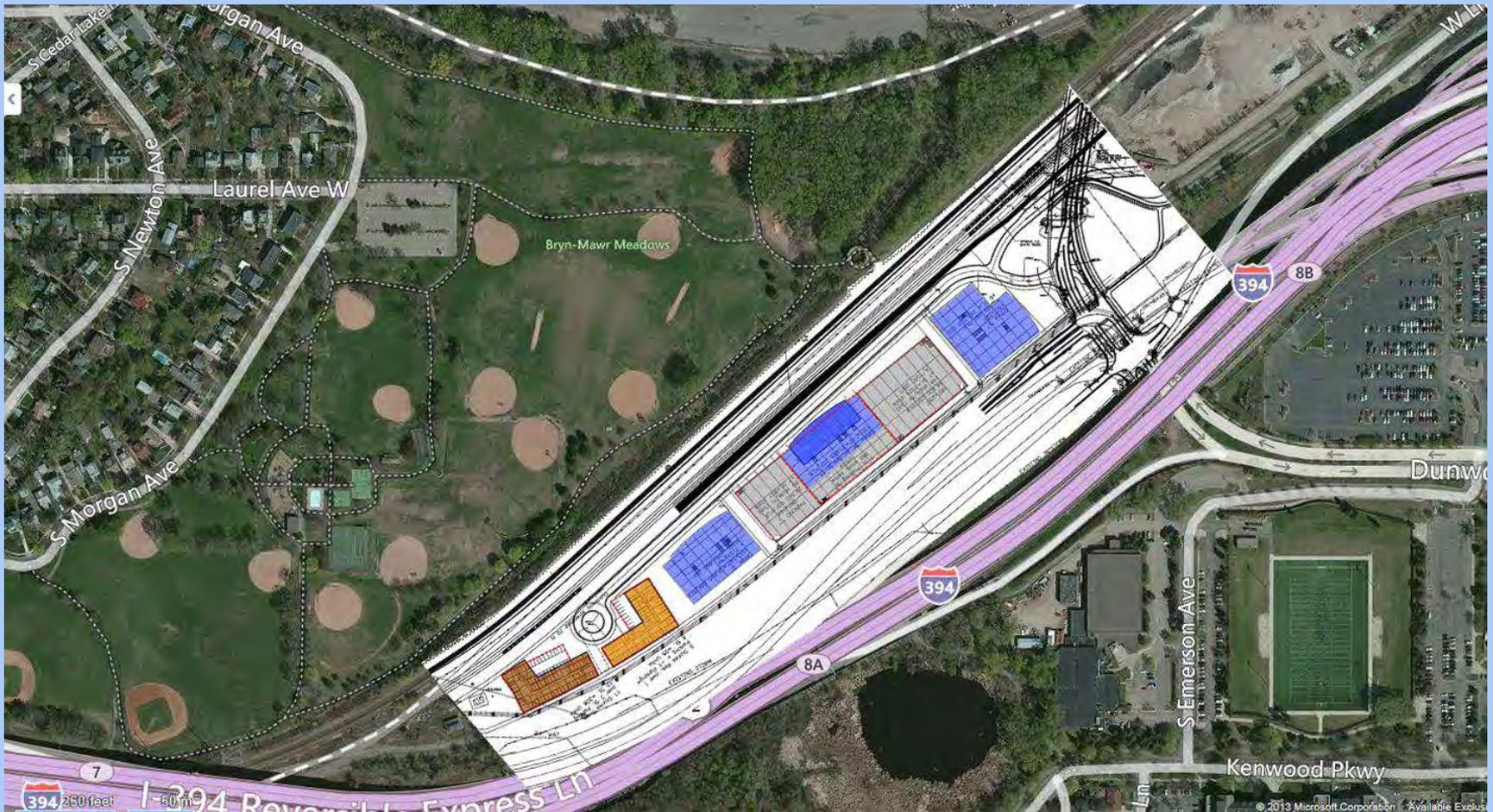
- ❖ Yes, its very feasible! Buildings will already require drilling down 125 feet or more for hundreds of structural pilings, so that major cost is already included.
- ❖ Geothermal piping in some of the piles will provide substantial savings in heating and cooling costs for the office buildings.
- ❖ Next steps are to conduct a financial payback study and to consult with a mechanical engineer familiar with geothermal in office buildings.

# View from the North / Scale



- ❖ 6-8 stories for 3 office buildings with parking adjacent and underneath the middle building
- ❖ 5-11 stories of 2 residential buildings with underground parking.

# Density



- ❖ Office Space: 773,045 SF is down from 840,000 (-8%)
- ❖ Housing: 303 is down from 408(-26%)

# We heard your concerns

- ❖ Design and location of Ped/Bike Bridge
- ❖ Add green space and storm water pond to make it an amenity
- ❖ Include place-making and public art opportunities

# Concept Options

- ❖ Pedestrian/bike bridge has moved closer to LRT station platform, two lengths/grade options down to LRT platform
- ❖ Fire access space or city street looping around middle section of development
- ❖ Place-making, art locations are noted

# Preferred Site Plan

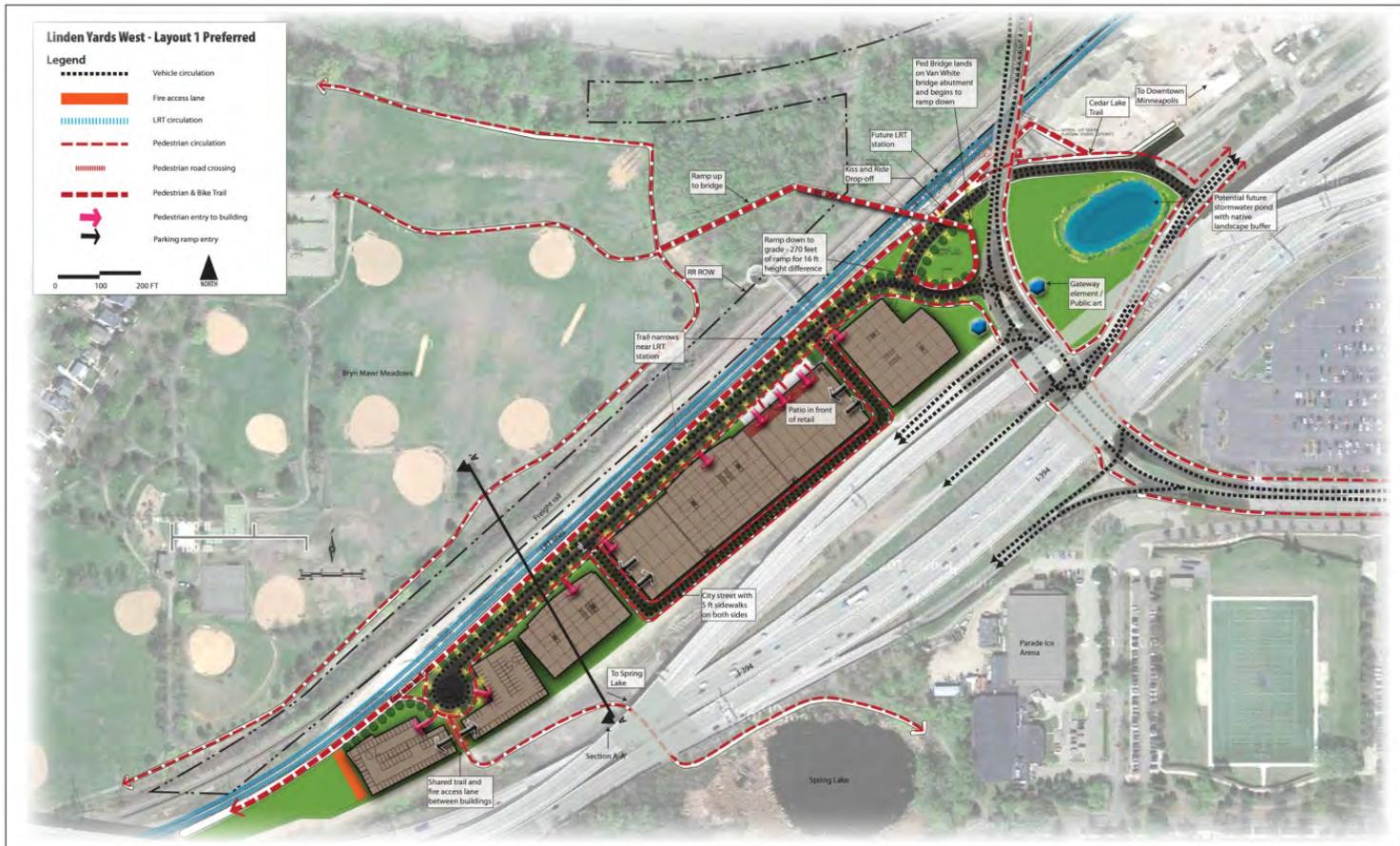


## Conceptual Site Plan - Layout 1

Linden Yards West Development Study  
APRIL 4 2013



# Preferred Layout—loop/street



**Circulation Plan - Layout 1**

Linden Yards West Development Study

APRIL 4 2013

City street provides better traffic circulation.

# Layout 2—fire access only

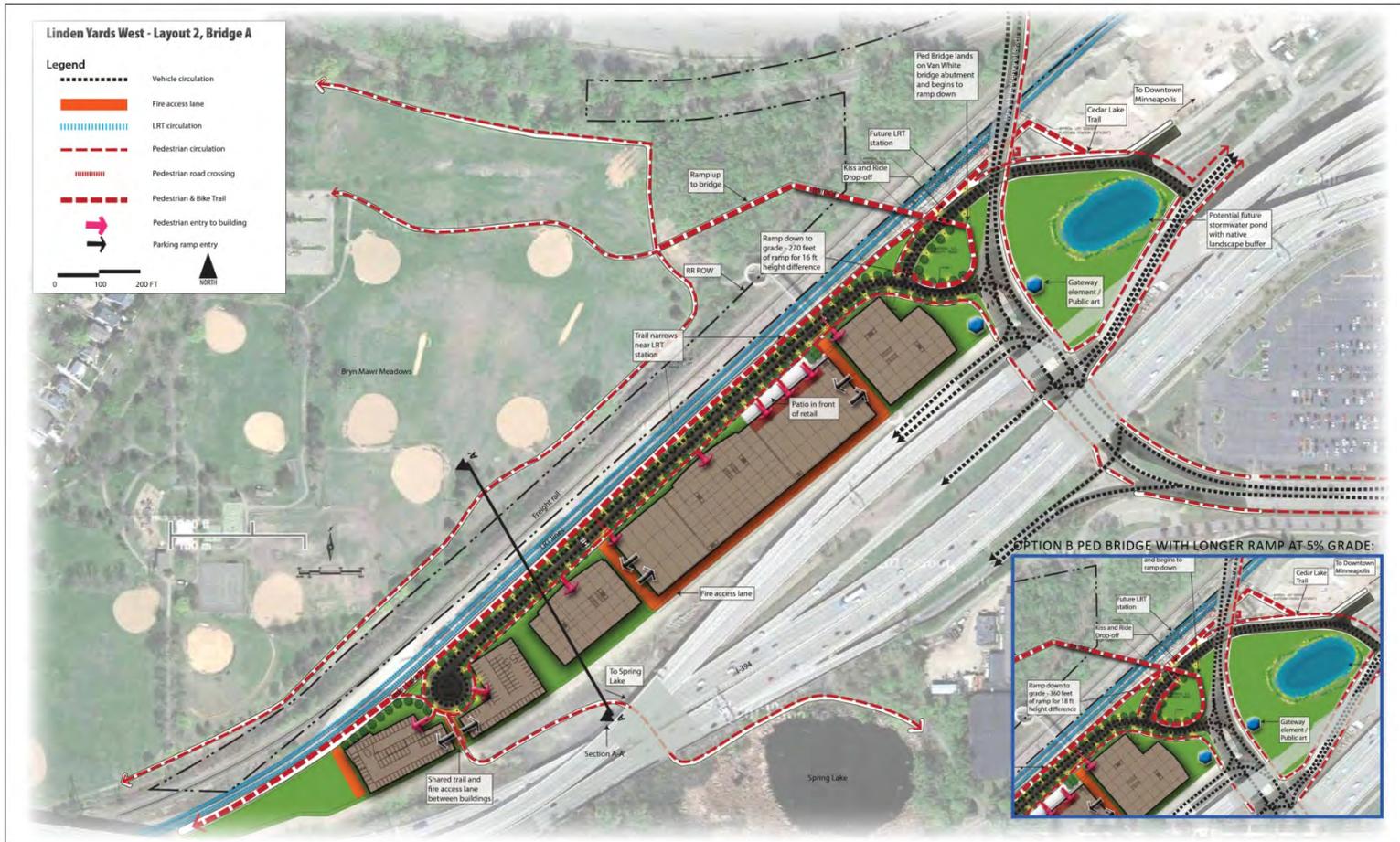


## Conceptual Site Plan - Layout 2

Linden Yards West Development Study  
APRIL 4 2013



# Layout 2—Circulation plan & 2 ramp options



## Circulation Plan - Layout 2

Linden Yards West Development Study

APRIL 4 2013



# Alternative ramp lengths/approach to bike and pedestrian bridge

- ❖ **270 ft** ramp with 16 foot vertical change made up of 30 foot long ramps at **8% slope** broken up with 5 ft long level platforms. OR
- ❖ **360 ft** ramp with 18 foot vertical change – a continuous **5% slope** with no level platforms. With this option, the pedestrian crosswalk moves approximately 100 feet NE of the T intersection to create a mid-block crossing to access the LRT station and Cedar Lake Trail.



Proposed Pedestrian/Bicycle Bridge Section (see plan diagram for section location)



←  
Trail to  
Spring Lake

Scissors ramp to Ped/Bike Bridge  
(Residential development in background)

Ped  
zone

Future  
access  
road

Cedar  
Lake  
Trail

Future LRT  
corridor

Existing  
Freight Rail  
corridor

Helix ramp to  
Ped/Bike Bridge

Existing  
Park trail

Bryn Mawr  
Meadows

A

A'

Existing trail connection to Spring Lake



Existing park trail in  
Bryn Mawr Meadows



Typical Street Section



Office  
development

Ped  
zone

Future  
access  
road

Cedar  
Lake  
Trail

LRT

Precedent images of proposed development



## Conceptual Cross Sections and Precedent Images

Linden Yards West Development Study  
COMMUNITY MEETING JANUARY 31 2013





## Overall Aerial

Linden Yards West Development Study  
COMMUNITY MEETING APRIL 4, 2013



# Aerial Image- Station Area



## Overall Aerial - Detail

Linden Yards West Development Study  
COMMUNITY MEETING APRIL 4, 2013



# Budget for Linden Yards West

Streets	\$2.7 million
Utilities (sanitary, storm water, water)	\$2.5 million
Pedestrian Bridge	\$2.9 million
Cedar Lake Trail	\$270,000
Public Streetscape (sidewalks, ped lighting, trail connections, landscaping)	\$1.2 million
<b>TOTAL</b>	<b>\$9.57 million</b>

# Design Team

## Design Team Members are:

- Short Elliott Hendrickson (civil engineering & coordination) SEH
- Hoisington Koegler Group (planning) HKG
- Elness Swenson Graham 3D modeling ESG
- Ryan Companies (developer)
- City of Minneapolis CPED & Public Works

# Schedule

## Opportunities for Input:

- November 8, 2012
- January 31, 2013
- April 4, 2013

# We Need Your Input

Given the goals and the constraints of this area,  
does this plan meet your expectations?