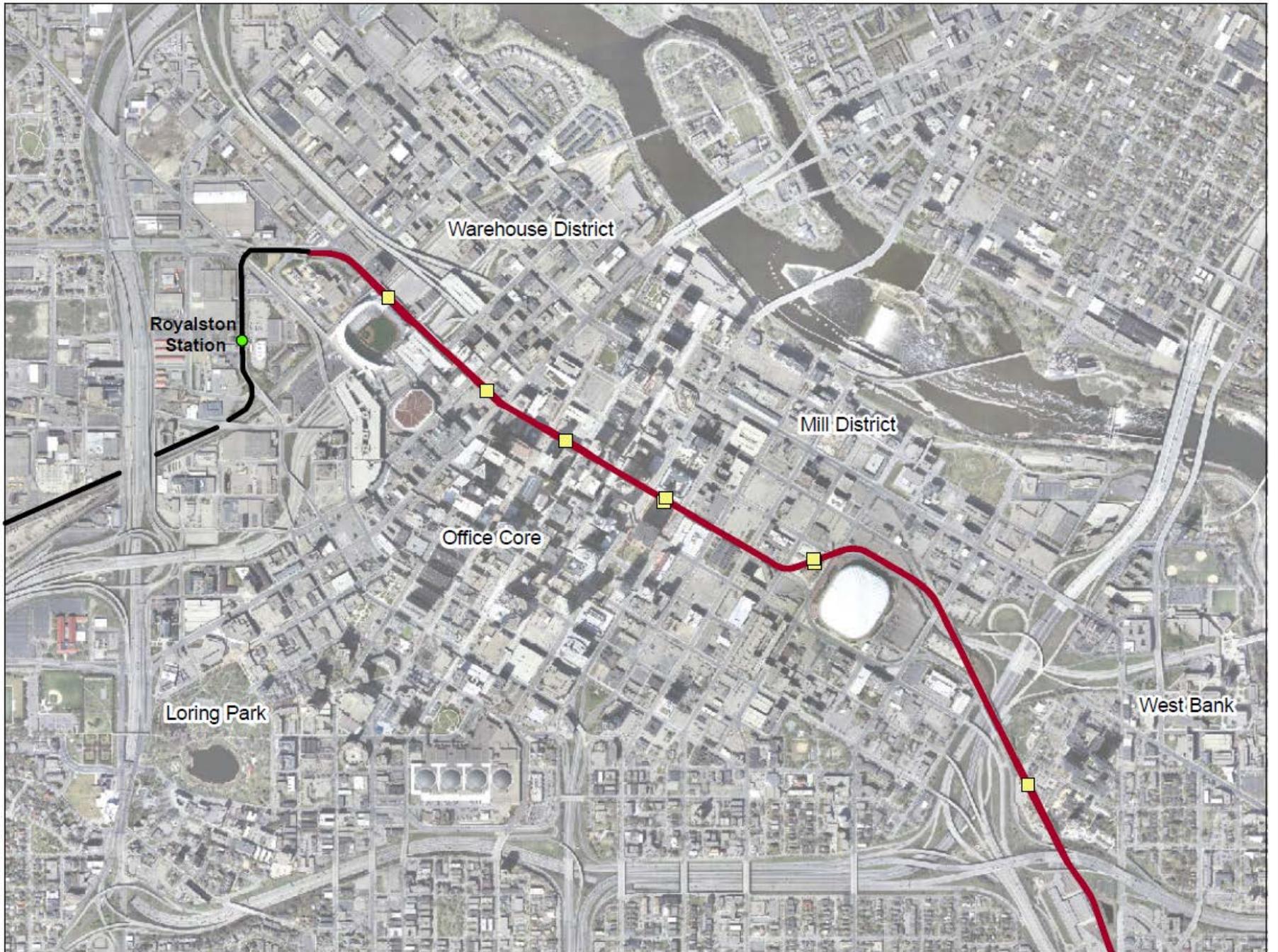


Royalston Station

Southwest Community Works

Steering Committee

September 20, 2012



Royalston Station

Warehouse District

Mill District

Office Core

Loring Park

West Bank



Royalston
Station

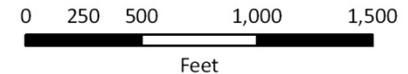


Property Ownership



Lower North Loop Land Ownership

- City of Minneapolis
- Xcel Energy
- ICIDS LLC
- Sharing and Caring Hands
- Burlington Northern & Santa Fe
- Irish Twin Cities LLC
- G&K Services, Inc
- Minnesota Ballpark Authority
- Two Couples, LLC
- Stark Electronics
- Bright Blue Eyes, LLC
- Wanner Engineering
- Metropolitan Council
- Other



Aerial photography: Minnesota Land Management Information Center
All other data courtesy of City of Minneapolis

How to Start: Market Analysis

- ▶ Good proximity to office core
- ▶ Development constraints:
 - Prevailing uses (industrial, public, housing providers)
 - Access barriers to core
 - Difficult internal circulation
 - Lack of buildings with character
- ▶ Weak market prospects for new office and retail projects
- ▶ Opportunities:
 - Low-priced multifamily residential
 - Ongoing industrial tenancies
 - Small-scale renovations
- ▶ Drivers: Southwest LRT station, Alatus development (not ballpark and multimodal station)



Future Land Use

- ▶ New Commercial Corridor
- ▶ Transitional Industrial for Lower North Loop
- ▶ Leave future development more market-driven



Pedestrian Constraints



7th Street North

Pedestrian Constraints



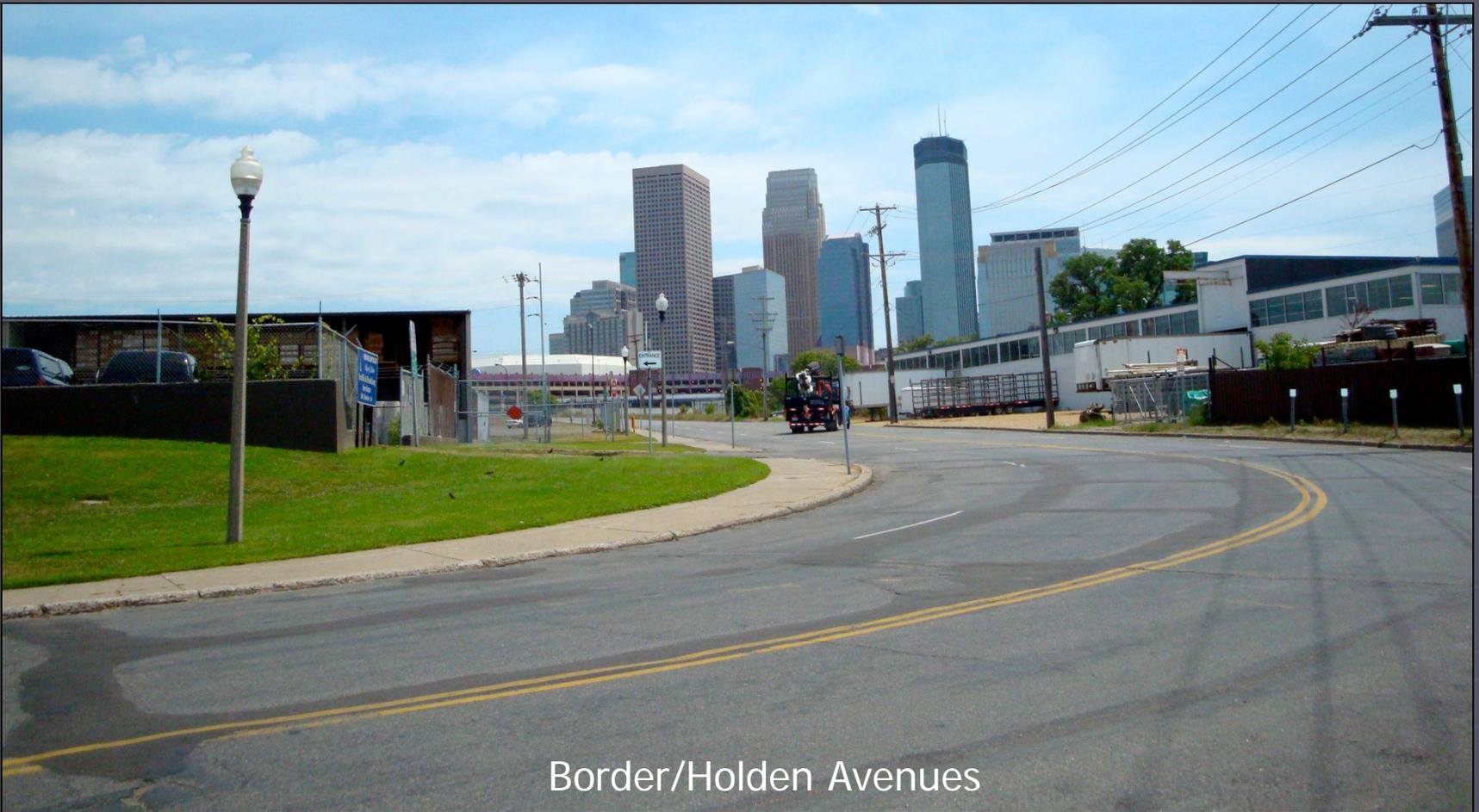
Glenwood Avenue

Pedestrian Constraints



Glenwood Avenue

Pedestrian Constraints



Border/Holden Avenues

Royalston Station Area Today



Ready for Development: Market District



Indoor Market

Market Station

Glenwood Commercial Corridor