

Health and Economic Value

Urban Systems

*Minnesota Department of
Transportation TAP*

Metropolitan Design Center
University of Minnesota

May 25, 2016

Health and Economic Value

Identify areas of community need along the I94 Corridor

Determine Community Development needs

Assess potential development opportunities

Create the right scale of development to fit the existing character of the neighborhood

Create a new tax base that supports the existing community

Insure New development benefits existing residents

I94 Freeway Corridor

Typical Household Incomes



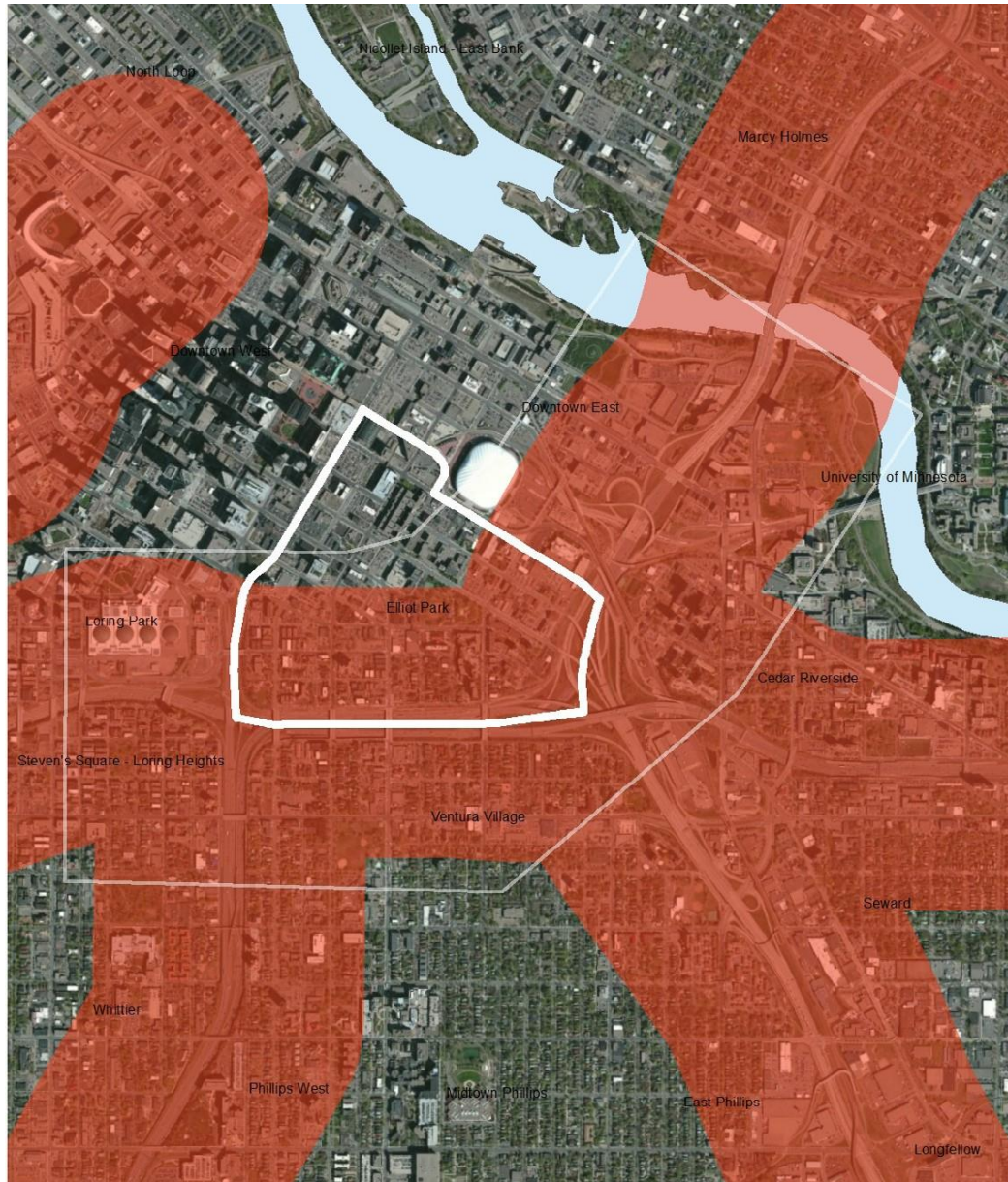
Downtown Minneapolis

35W Lid Neighborhoods



Elliot Park

35W SITE DATA



MEDIAN HOUSEHOLD INCOME: **\$25,307**

HOUSEHOLDS WITH INCOME **<\$35K: 64%**

HOUSEHOLDS WITH INCOME **\$50K-\$75K: 12.7%**

HOUSEHOLDS WITH INCOME BELOW POVERTY LINE: **33%**

MEDIAN RENT: **\$622**

BURDENED RENTER HOUSEHOLD: **55.5%**

BURDENED OWNER HOUSEHOLD: **10.8%**

TRANSPORTATION TO WORK (CAR, TRUCK, VAN...): **49.2%**

TRANSPORTATION TO WORK/PUBLIC TRANSIT: **17.2%**

WALK/BIKE/WORK FROM HOME: **33.6%**

TRAVEL TIME TO WORK 10- 19 MINUTES: **40.4%**

TRAVEL TIME TO WORK 20-29 MINUTES: **21.1%**

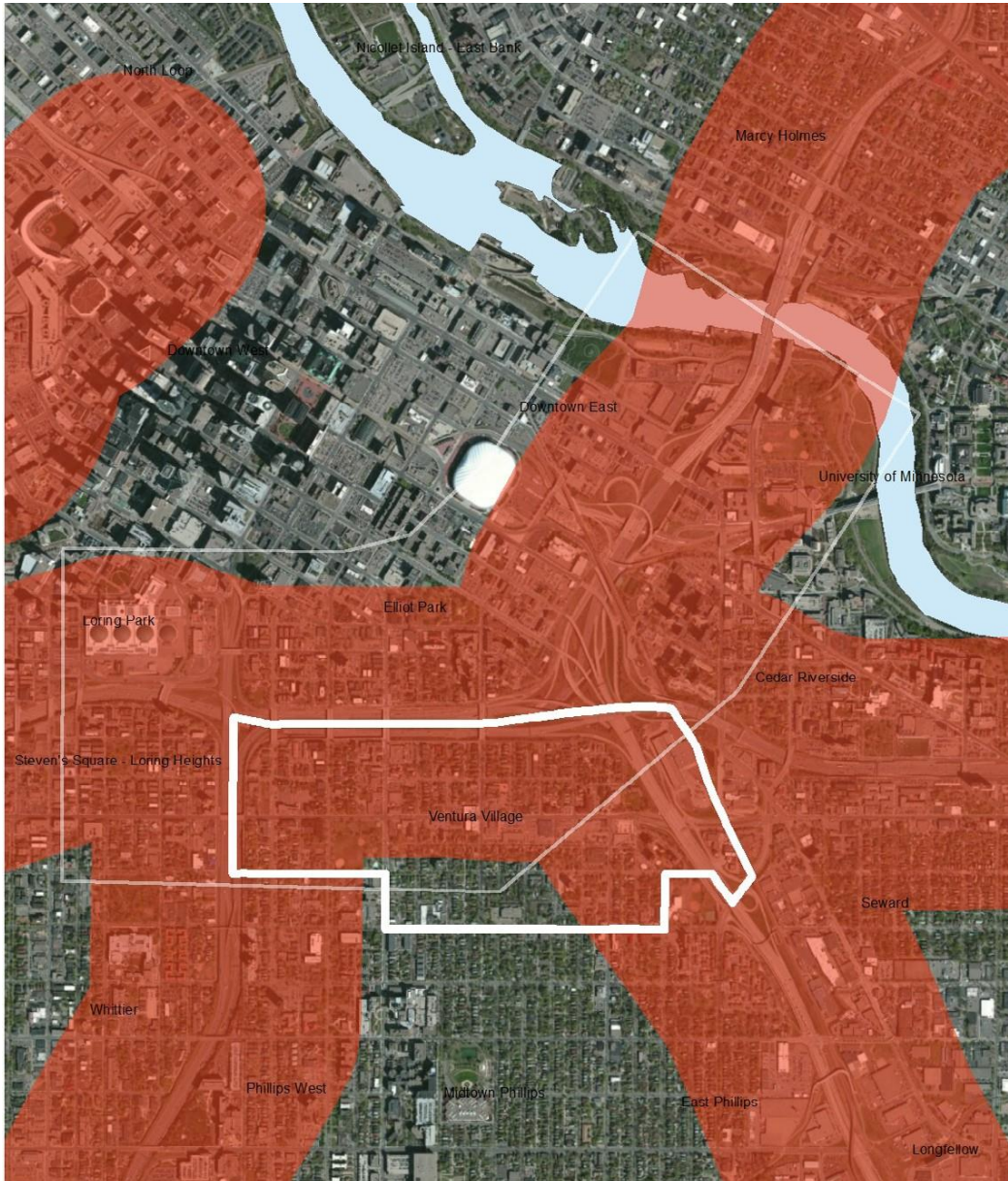
TRAVEL TIME TO WORK 30+ MINUTES: **24.1%**

 **1600' POLLUTION ZONE**

* DATA SOURCE: THE AMERICAN COMMUNITY SURVEY
2008-2012

Ventura Village

35W SITE DATA



MEDIAN HOUSEHOLD INCOME: **\$21,595**

HOUSEHOLDS WITH INCOME **<\$35K: 65.5%**

HOUSEHOLDS WITH INCOME **\$50K-\$75K: 13.6%**

HOUSEHOLDS WITH INCOME BELOW POVERTY LINE: **47.4%**

MEDIAN RENT: **\$559**

BURDENED RENTER HOUSEHOLD: **13.6%**

BURDENED OWNER HOUSEHOLD: **50.1%**

TRANSPORTATION TO WORK (CAR, TRUCK, VAN...): **50.3%**

TRANSPORTATION TO WORK/PUBLIC TRANSIT: **31.8%**

WALK/BIKE/WORK FROM HOME: **17.9%**

TRAVEL TIME TO WORK 10- 19 MINUTES: **27.7%**

TRAVEL TIME TO WORK 20-29 MINUTES: **23.1%**

TRAVEL TIME TO WORK 30+ MINUTES: **22.5%**

 **1600' POLLUTION ZONE**

* DATA SOURCE: THE AMERICAN COMMUNITY SURVEY
2008-2012

Near North Community

I94 SITE DATA for Farview Park Area



MEDIAN HOUSEHOLD INCOME: **\$24,733**

HOUSEHOLDS WITH INCOME **<\$35K: 56%**

HOUSEHOLDS WITH INCOME **\$50K-\$75K: 14%**

HOUSEHOLDS WITH INCOME BELOW POVERTY LINE: **39.3%**

MEDIAN RENT: **\$818**

BURDENED RENTER HOUSEHOLD: **65.4%**

BURDENED OWNER HOUSEHOLD: **38.7%**

TRANSPORTATION TO WORK (CAR, TRUCK, VAN...): **71.1%**

TRANSPORTATION TO WORK/PUBLIC TRANSIT: **19.2%**

WALK/BIKE/WORK FROM HOME: **9.7%**

TRAVEL TIME TO WORK 10- 19 MINUTES: **31.3%**

TRAVEL TIME TO WORK 20-29 MINUTES: **27.8%**

TRAVEL TIME TO WORK 30+ MINUTES: **33%**

 **1600' POLLUTION ZONE**

* DATA SOURCE: THE AMERICAN COMMUNITY SURVEY
2008-2012

Summit-University Neighborhood

I94 SITE DATA for RONDO



MEDIAN HOUSEHOLD INCOME: **\$46,452**

HOUSEHOLDS WITH INCOME **<\$35K: 43.8%**

HOUSEHOLDS WITH INCOME **\$50K-\$75K: 17.5%**

HOUSEHOLDS WITH INCOME BELOW POVERTY LINE: **29.4%**

MEDIAN RENT: **\$729**

BURDENED RENTER HOUSEHOLD: **43.3%**

BURDENED OWNER HOUSEHOLD: **34.1%**

TRANSPORTATION TO WORK (CAR, TRUCK, VAN...): **76.4%**

TRANSPORTATION TO WORK/PUBLIC TRANSIT: **9.6%**

WALK/BIKE/WORK FROM HOME: **14%**

TRAVEL TIME TO WORK 10- 19 MINUTES: **34%**

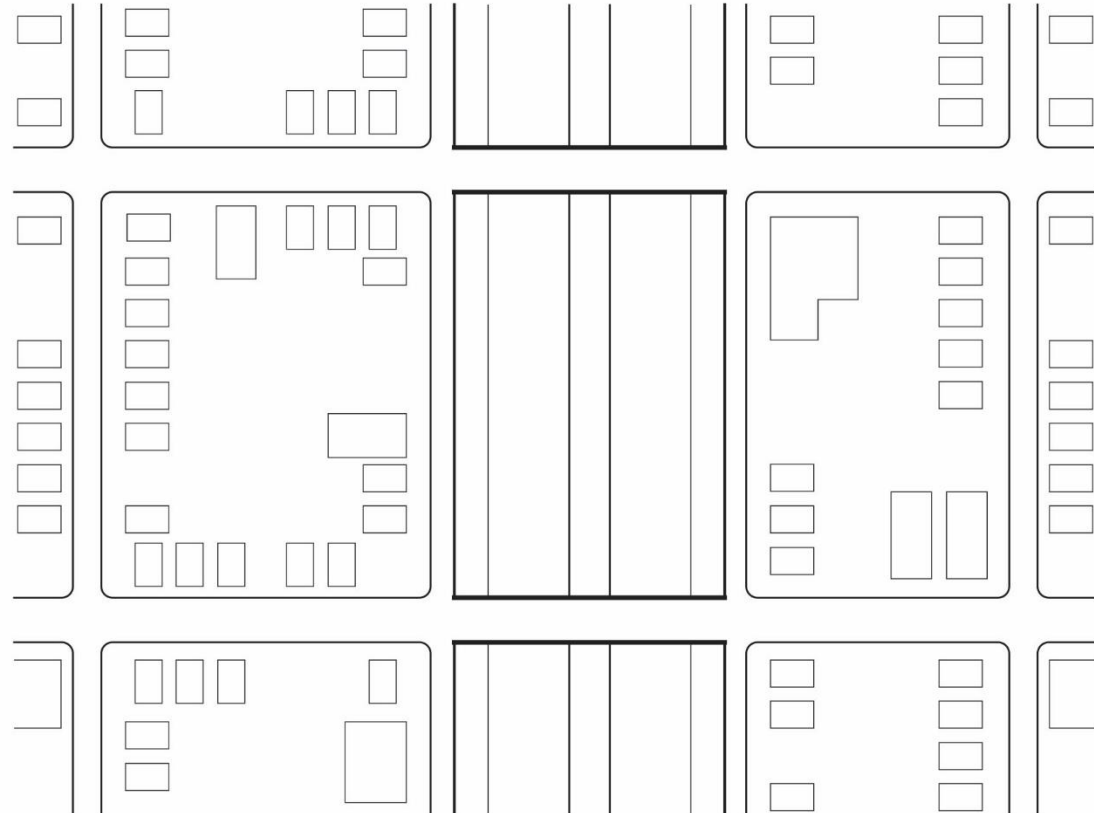
TRAVEL TIME TO WORK 20-29 MINUTES: **24.2%**

TRAVEL TIME TO WORK 30+ MINUTES: **29%**

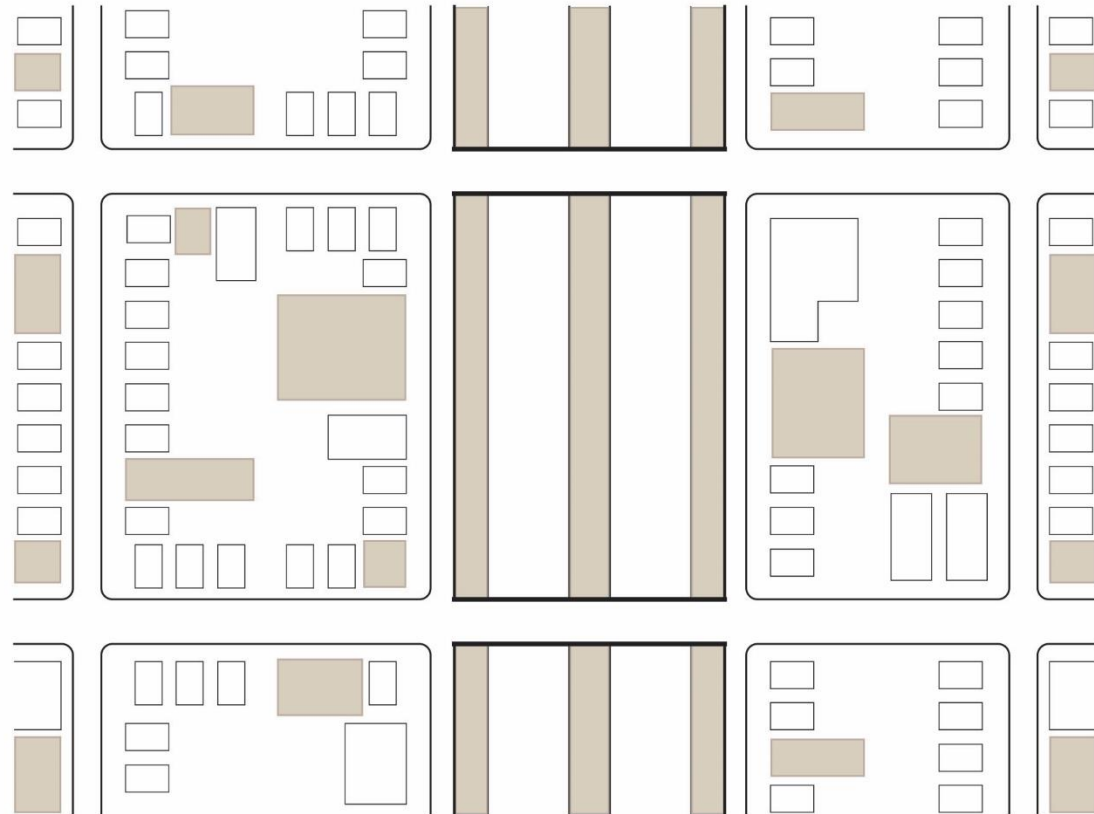
 **1600' POLLUTION ZONE**

* DATA SOURCE: THE AMERICAN COMMUNITY SURVEY
2008-2012

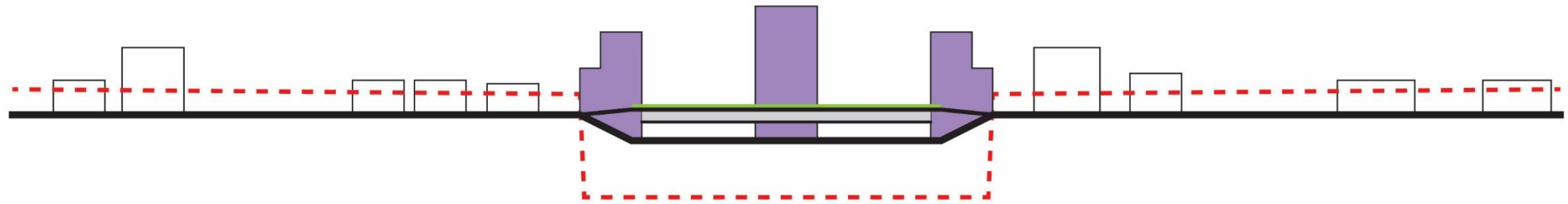
Existing Freeway



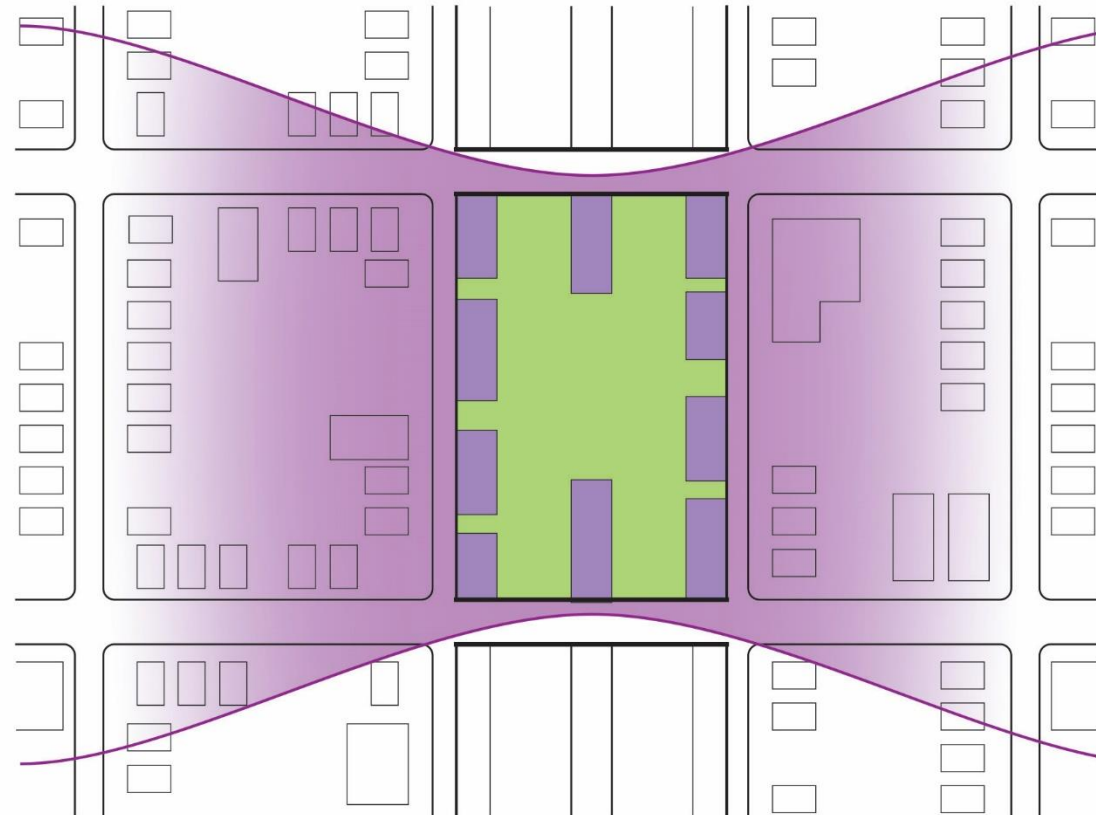
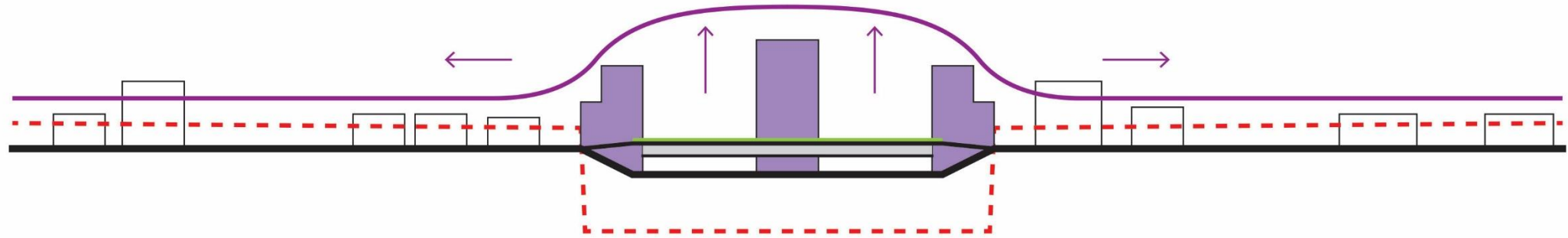
Property Tax Value in Relation to Freeways



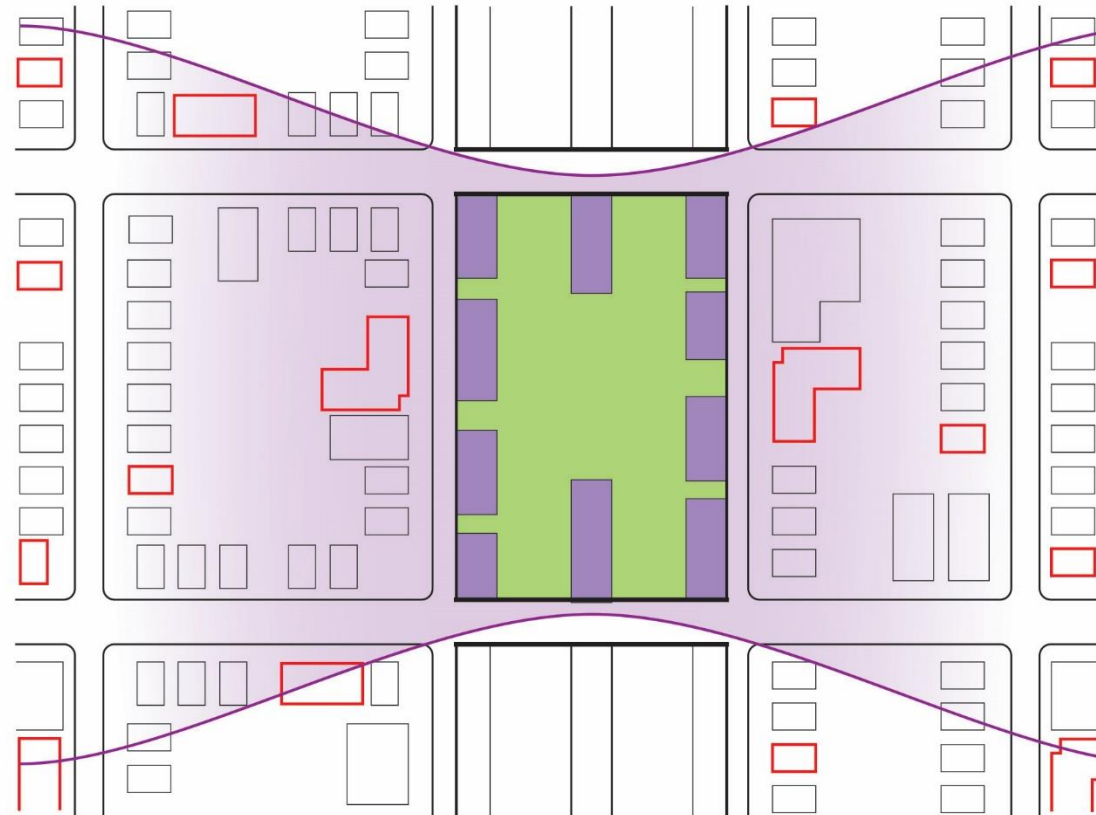
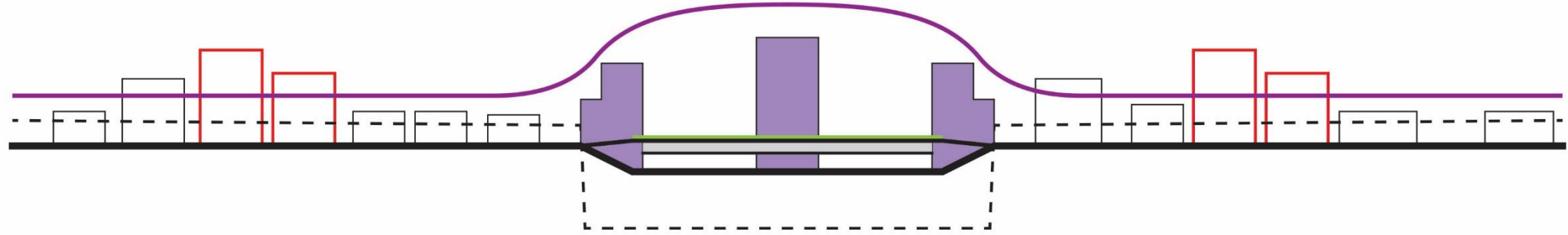
Build Lid and Supporting Development



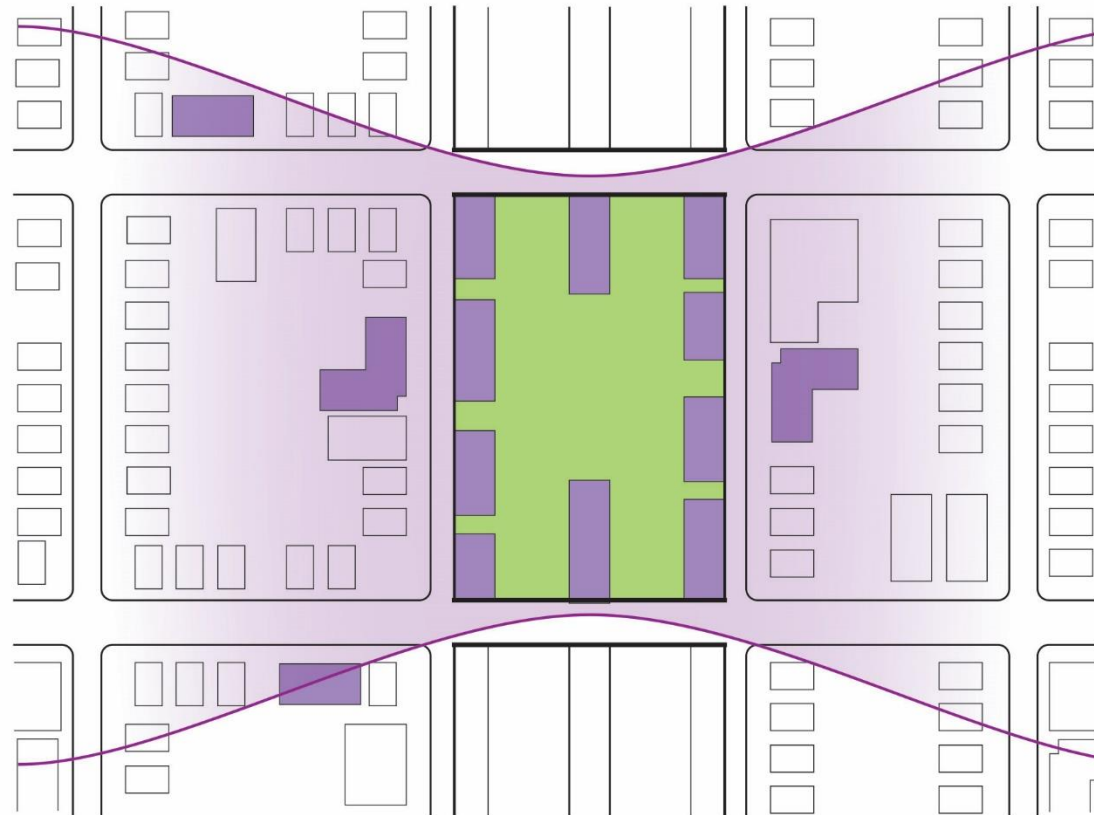
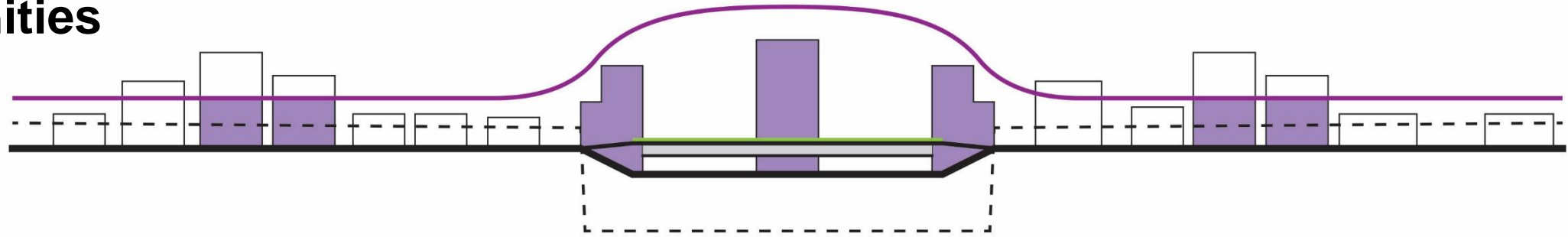
Localized Boost in Property Values Spreads to Neighboring Community



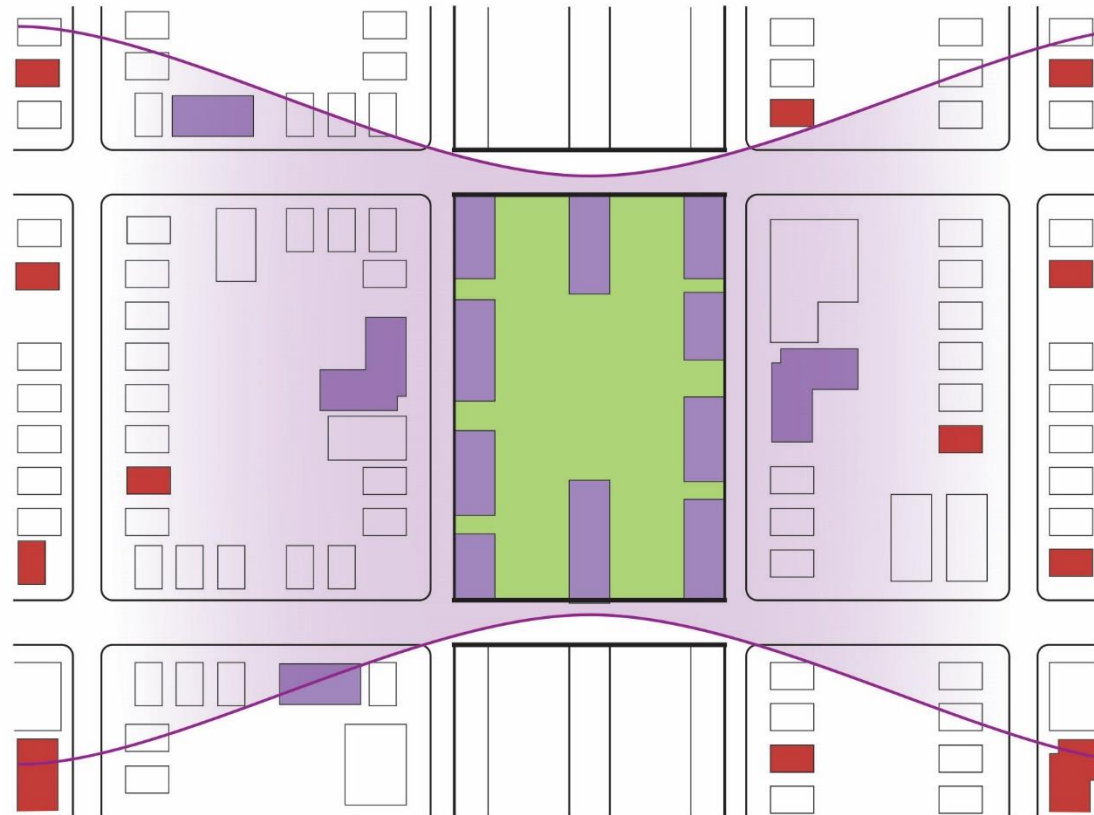
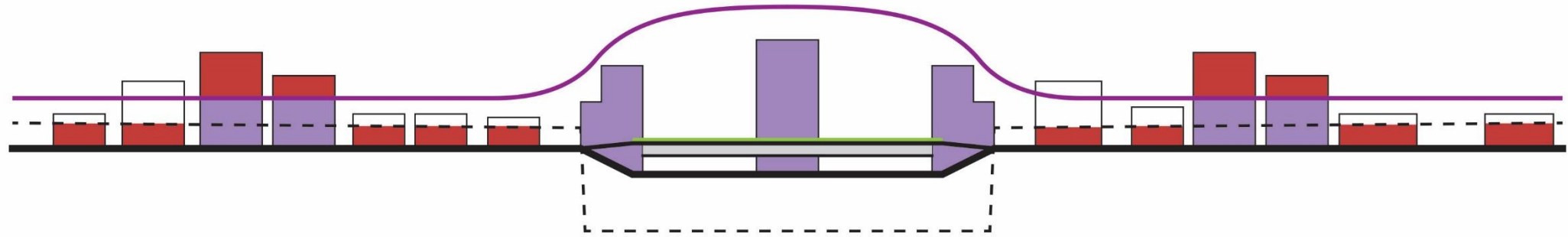
Lid and Increased Land Values Promote Infill Development



Promote mixed-use development to improve neighborhood services and amenities



Leverage Added Value to Freeze Rent to Maintain Affordability



Lid green space catalyzes green networks to improve access to recreation

