



Northstar 

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Northstar Corridor TOD Trends



Northstar Corridor

The Northstar Commuter Rail Line opened in 2009. Operating along a 40-mile corridor from Big Lake to downtown Minneapolis, Northstar passes through historic river towns, suburban communities and urban neighborhoods.

By providing these communities with a convenient commuting option to Target Field Station in downtown Minneapolis, the Northstar has generated interest in Transit Oriented Development (TOD). This report will look at the TOD trends occurring in the six Northstar station areas outside of downtown Minneapolis.

Notes:

All development values are for 1/2 mile station area.

All development value data is from the Metropolitan Council's Annual Building Permit Survey. Values are not available for Elk River or Big Lake as they are outside of the seven-county metro area. Commercial and public/institutional development data is from 2003-2017. Residential development data includes only multifamily residential development and is from 2009-2017.



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Fridley

Fridley Station is the closest station to downtown Minneapolis, providing a non-stop 19-minute ride to Target Field Station. Two surface park-and-rides sit on either side of the station, totaling 668 parking spaces.

Despite the non-stop ride to downtown Minneapolis, the park-and-ride has been lightly used. This has led to plans to reduce the east park-and-ride from approximately 330 parking spaces to 80, creating space for a proposed development of 267-units of mixed-income housing. TOD is also envisioned on the west park-and-ride on a longer timeframe.

TOD at the Fridley Northstar Station is planned beyond the park-and-ride lots. The City of Fridley approved a Northstar TOD Tax Increment Financing (TIF) District Master Plan in 2014. This document envisions housing, light industrial and retail development in the station area. The Fridley Housing and Redevelopment Authority is planning to use Transit TIF revenues to pay for bike and pedestrian safety improvements and better

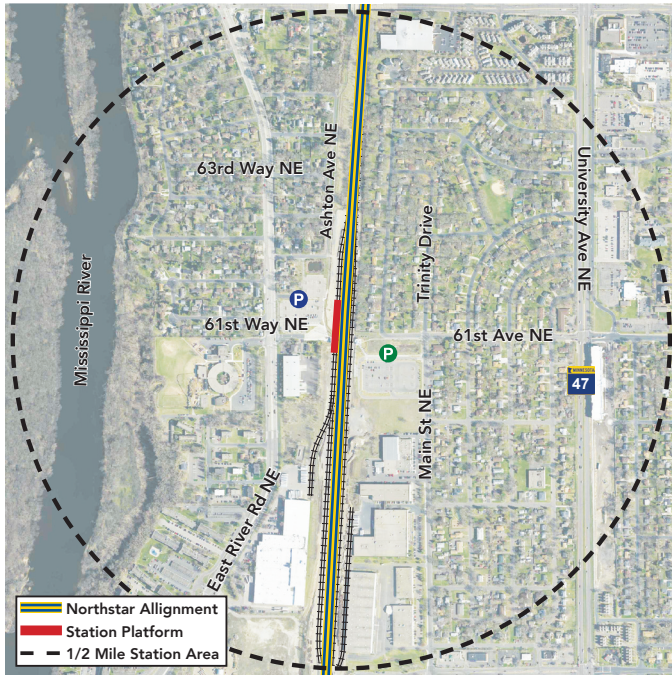
access to bus stops at 56th Avenue and East River Road. In addition, the City continues to plan for an overpass over BNSF right-of-way from East River Road to 57th Avenue, which will generate new development interest in the TOD area.

Notable development has already occurred. 406,000 SF of industrial space was developed in 2018. The Cielo Apartments, a three-phase apartment complex with a total of 269 units, was completed in Spring 2019 outside of the TOD TIF District.



The Cielo Apartments

FRIDLEY	Park & Ride	TOD Master Plan	TIF District	Multifamily (2009-2017)	Commercial (2003-2017)	Public/ Institutional (2003-2017)	Total
	668 space	Yes	Yes	\$12,834,986	\$0	\$2,166,986	\$15,001,972



Fridley Northstar Station Area



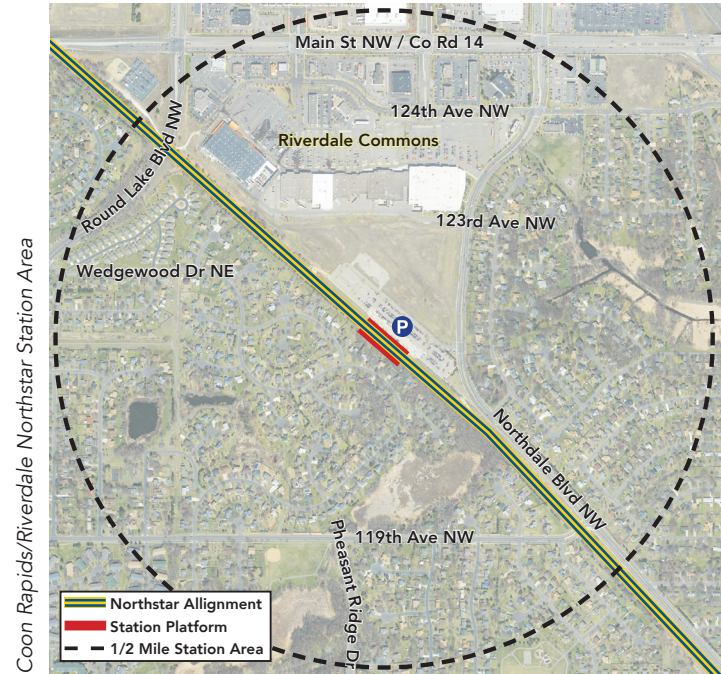
Fridley Northstar TOD TIF District Master Plan

Coon Rapids/Riverdale

Coon Rapids / Riverdale Station is a 27-minute ride from downtown Minneapolis. The station area includes a 455-space surface park-and-ride, a 15-acre undeveloped site and a large suburban style shopping center, all redevelopment opportunities.

The City of Coon Rapids passed the Riverdale Station Area TOD Design Guidelines in 2007, calling for a mix of uses including residential, retail and employment. The TOD Design Guidelines focus on the vacant 15-acre site but acknowledge that redevelopment could extend further.

The vision called for in the station area plan is now beginning to come to fruition. Riverdale Station Flats, a multi-phase development, began construction in 2018 on a portion of the 15-acre vacant property. The first phase will include 180 market-rate units, 71 affordable units and a freestanding commercial building. Further phases of development are envisioned in the future. As with Fridley, a decade of planning and patience is paying off as the vision for a transit-oriented district begins to be realized.



Coon Rapids/Riverdale Northstar Station Area

COON RAPIDS/ RAPIDS/ RIVERDALE	Park & Ride	TOD Master Plan	TIF District	Multifamily (2009-2017)	Commercial (2003-2017)	Public/ Institutional (2003-2017)	Total
	455 spaces	Yes	Yes	\$0	\$5,729,000	\$0	\$5,729,000



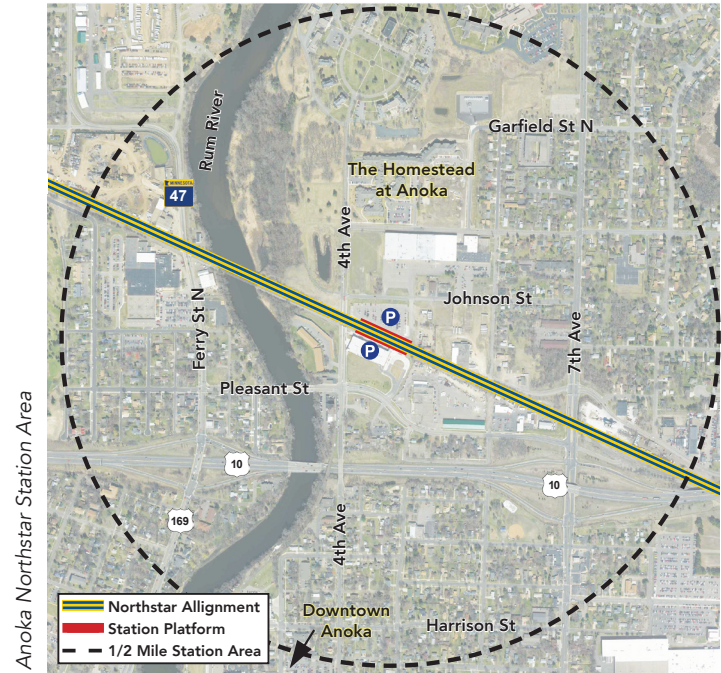
Riverdale Station Concept Plan

Anoka

Anoka is a historic river town 20 miles northwest of Minneapolis that existed before the metro area grew around it. As a historic town, it has a walkable mixed-use downtown that lies a half-mile from the Northstar Station. The area immediately surrounding the station includes several industrial properties, vacant land owned by the City and a 525-space park-and-ride, from which riders can reach downtown Minneapolis in 31 minutes.

Like Fridley and Coon Rapids, Anoka has a station area plan and TIF district in place. Anoka adopted its Station Area Master Plan in 2012, calling for 800-900 units of housing, 36,000 SF of retail, 105,000 SF of office and 218,000 SF of industrial development on 130 acres of land surrounding the station.

The largest development in the station area has been the Homestead at Anoka, a senior living facility that includes 149 units of assisted living, independent living, and memory care. With approximately 40% of land in the station area vacant, numerous opportunities remain for TOD in the future.



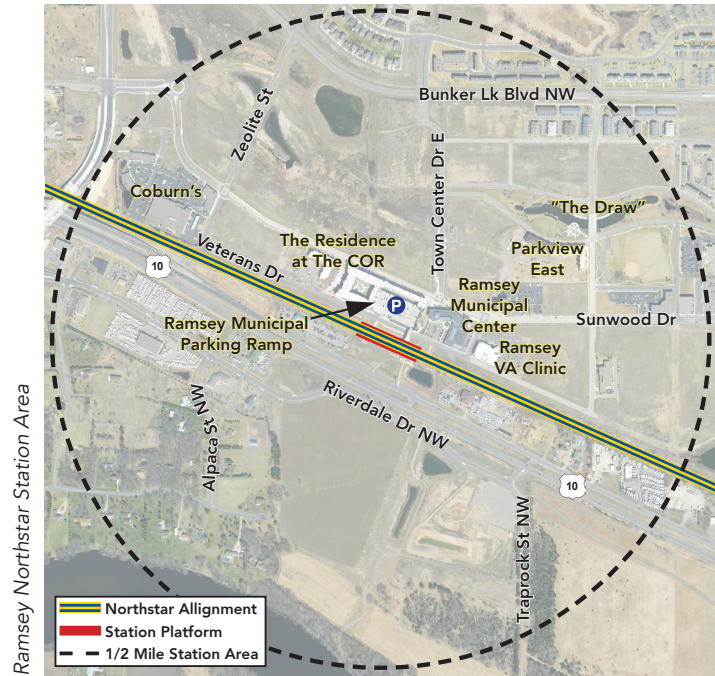
Anoka Northstar Station Area

ANOKA	Park & Ride	TOD Master Plan	TIF District	Multifamily (2009-2017)	Commercial (2003-2017)	Public/ Institutional (2003-2017)	Total
	525 spaces	Yes	Yes	\$14,866,400	\$450,000	\$0	\$15,316,400

Ramsey

Ramsey's Northstar station was an infill station that opened in 2012, several years after the rest of the line. Despite this, Ramsey's station area has seen more development than any other Northstar station area outside of downtown Minneapolis. This is a result of the large amount of available land and the fact that Ramsey envisioned a town center in the area long before Northstar arrived. In 2003, Ramsey adopted a vision for the "COR," a 320-acre, mixed-use, walkable community that would support a Northstar station.

While development in the COR was slow-coming at first, public investments such as a \$12 million municipal center and a public park led the way for what now totals over \$87 million in residential, office and retail development. With plenty of undeveloped land, a 36-minute ride to downtown Minneapolis via Northstar, and continued public support, there remains the potential for continued TOD around Ramsey Station.



Ramsey Northstar Station Area

RAMSEY	Park & Ride	TOD Master Plan	TIF District	Multifamily (2009-2017)	Commercial (2003-2017)	Public/ Institutional (2003-2017)	Total
	350 spaces	Yes	Yes	\$38,327,725	\$20,336,873	\$28,640,835	\$87,305,433



The Draw, a public park and amphitheater located in the COR



The Residence at the COR is a mixed-use development adjacent to the Ramsey Station

Ramsey
Northstar TOD TIF
District Master Plan

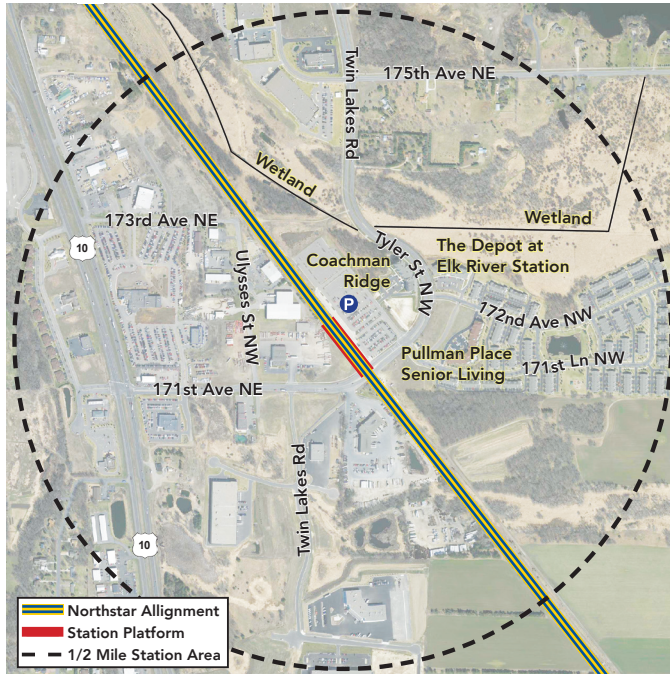
Elk River

Elk River Station is the penultimate stop on Northstar Commuter Rail, 42 minutes from downtown Minneapolis. As with Anoka, Elk River is a historic river town and county seat. Also similar to Anoka, Elk River's station does not sit in its downtown. Instead it is located a couple of miles to the southeast and bordered by a 754-space park-and-ride, industrial uses, wetland, vacant land and some multifamily residential.

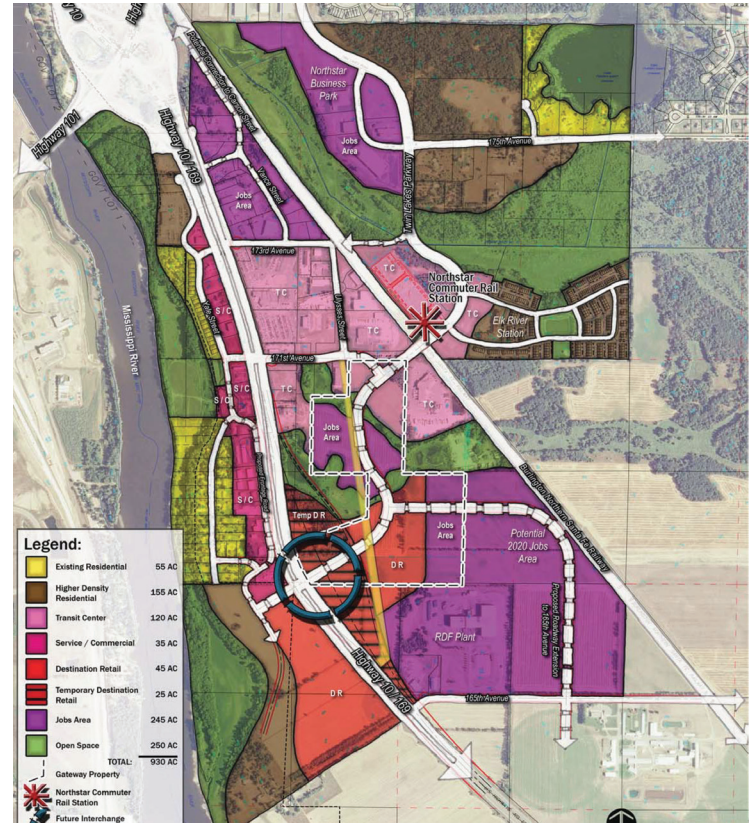
The 171st Avenue Focused Area Study was completed by Elk River in 2010. The plan guides development on 930 acres surrounding both a future highway interchange as well as the Northstar Station. One hundred-twenty acres near the Northstar Station are guided as Transit Center and the use of TIF funds are authorized. Since the plan's adoption, several multifamily residential buildings and some industrial development have been built near Elk River Station.



*Elk River Transit Station
with residential buildings*



Elk River Northstar Station Area



Elk River Northstar TOD TIF District Master Plan

Big Lake

Big Lake is the final stop on the Northstar commuter rail, line 40 miles and 52 minutes from downtown Minneapolis. The station is bordered by a 518-space park-and-ride, agricultural land, single-family homes and several multifamily residential buildings.

Despite its rural surroundings, the City of Big Lake has an ambitious vision for the station area and has created a master plan, design manual and zoning ordinance to guide development within it. To date, much of the station area remains agricultural but two multifamily developments – Northern Star Apartments and Crossing at Big Lake Station – have been built. With comprehensive zoning and design documents adopted, Big Lake has plans in place to guide future development in the station area to be transit oriented.



Big Lake Northstar Station Area



Big Lake
Northstar TOD TIF
District Master Plan

Big Lake
Station

Elk River Station

Ramsey Station

Anoka Station

Coon Rapids/
Riverdale Station

Fridley
Station

Target Field
Station



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