

Existing Buildings

- **60+ years old**

We need a streetscape that makes sense whether these buildings are here another 60 years or demolished & replaced by new development.

- **Old-style “Main Street” with alley in back**

Other cities are trying to create this from scratch, but we already have it.

- **This type of development usually has on-street parking in front of the stores**

There is room in the streetscape to add on-street parallel parking along Bass Lake Road and Hennepin County has agreed to this concept.

Existing Streetscape along North Side

- 30+ years old

It's wearing out and needs to be renovated or replaced.

- Was intended to create a “outdoor mall” feel connecting stores to side parking lots

Times have changed, and not just here. Even indoor malls are being repurposed, de-malled or torn down in many places.

- Provides “green” between stores and road

But the streetscape is not helpful for the businesses and difficult for the city to maintain. Also, there's plenty of “green” in the park across the road.

Existing Streetscape along South Side

- Trail passes through Becker Park

Needs to be closer to the road to provide a “straight shot” for pedestrians and bicyclists.

- Trail is sunken and hidden

Needs to be visible, “eyes-on” to increase comfort level for users.

- Trail is functionally isolated from other uses in the area

Needs to be integrated into the streetscape design, for example by having adjacent on-street parallel parking like the north side.

Desired Project Schedule

Summer 2017	Detailed design and bidding
Fall 2017	Construction start
End of 2017	Hardscape completed
Spring 2018	Install landscaping, project wrap-up

More Realistic Project Schedule

Summer 2017	Detailed design
Early 2018	Bidding
Spring 2018	Construction start
Summer 2018	Construction complete

Financing

\$90,000	Design <ul style="list-style-type: none">• 50% Hennepin Co. Community Works• 50% Crystal Economic Devel. Authority
\$400,000	Construction <ul style="list-style-type: none">• 50% Hennepin Co. Transit Oriented Devel.• 50% Crystal Tax Increment Financing District