Seward Land Bridge
Why is the Seward – Cedar Riverside Area a potential area for a land bridge?

Key neighborhood groups:
• Seward Neighborhood Group
• Seward Redesign

Opportunity to build on neighborhood goals:
• Housing
• Commercial
• Green space
• Transportation
Land Bridge Location
Looking West
Seward Land Bridge Neighborhood Land Uses

- Augsburg College
- Fairview-Riverside Med.Ctr
- High-Density Apartments
- Franklin Avenue
- Seward – Low Density

Mississippi River

I-94 Land Bridge

Land Bridge
## Cedar-Riverside Demographics

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total population</strong></td>
<td>6,368</td>
<td>7,545</td>
<td>18.5%</td>
</tr>
<tr>
<td><strong>Total housing stock</strong></td>
<td>3056</td>
<td>2918</td>
<td>-4.5%</td>
</tr>
<tr>
<td>Occupied housing units</td>
<td>2,775</td>
<td>2,838</td>
<td>2.3%</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>281</td>
<td>80</td>
<td>-71.5%</td>
</tr>
<tr>
<td>Homeowner vacancy rate (percent)</td>
<td>8.20%</td>
<td>1.02%</td>
<td>-87.6%</td>
</tr>
<tr>
<td>Rental vacancy rate (percent)</td>
<td>6.83%</td>
<td>1.93%</td>
<td>-71.7%</td>
</tr>
<tr>
<td><strong>Total households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family households</td>
<td>785</td>
<td>1,098</td>
<td>39.9%</td>
</tr>
<tr>
<td>Average household size</td>
<td>1.72</td>
<td>2.03</td>
<td>18.0%</td>
</tr>
<tr>
<td>Average family size</td>
<td>2.57</td>
<td>3.23</td>
<td>25.7%</td>
</tr>
</tbody>
</table>

*U.S. Census*
## Seward Demographics

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total population</strong></td>
<td>7020</td>
<td>7174</td>
<td>2.2%</td>
</tr>
<tr>
<td><strong>Total housing units</strong></td>
<td>3,825</td>
<td>3,805</td>
<td>0.5%</td>
</tr>
<tr>
<td>Occupied housing units</td>
<td>3664</td>
<td>3721</td>
<td>1.6%</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>161</td>
<td>84</td>
<td>47.8%</td>
</tr>
<tr>
<td>Homeowner vacancy rate (percent)</td>
<td>0.33</td>
<td>0.46</td>
<td>39.4%</td>
</tr>
<tr>
<td>Rental vacancy rate (percent)</td>
<td>4.60</td>
<td>1.26</td>
<td>-72.6%</td>
</tr>
<tr>
<td><strong>Total households</strong></td>
<td>3664</td>
<td>3721</td>
<td>1.6%</td>
</tr>
<tr>
<td>Family households</td>
<td>1,299</td>
<td>1,351</td>
<td>4.0%</td>
</tr>
<tr>
<td>Average household size</td>
<td>1.92</td>
<td>1.92</td>
<td>0.0%</td>
</tr>
<tr>
<td>Average family size</td>
<td>2.77</td>
<td>2.98</td>
<td>7.6%</td>
</tr>
</tbody>
</table>

*U.S. Census*
Seward Land Bridge: Housing

Legend
- Residential
- Mixed Use
- Structured Parking
- Residential Over Parking
- Streets
- Open Space

Seward Land Bridge Concept

- 75 3BR
- 60 2BR
- 35 1BR
- 100 3BR
- 100 2BR
- 71 1BR
- 50 1BR
- 53 Studios
Housing Opportunities
Seward Land Bridge: Commercial

Seward Land Bridge Concept

Legend
- Residential
- Mixed Use
- Structured Parking
- Residential Over Parking
- Streets
- Open Space

22,500 ft² below housing
5-6 businesses

57,150 ft² below housing
14-15 businesses
Commercial Opportunities
Seward Land Bridge: Open Space

Seward Land Bridge Concept

Legend
- Residential
- Mixed Use
- Structured Parking
- Residential Over Parking
- Streets
- Open Space

Green streetscape for Riverside

54,375 ft²
Seward Land Bridge Concept

Legend:
- Residential
- Mixed Use
- Structured Parking
- Residential Over Parking
- Streets
- Open Space

On-street parking
86 spots

Structured parking
below housing
210 spots

Structured parking
280 spots
Parking Example:
Pedestrian-Friendly Parking
Parking Mitigation and Traffic Impact Analysis

- Total parking spots: 576
  - Residential: 491
  - Commercial: 85
- On-street and ramp parking
- Transportation amenities
  (bikeway, transit stop, bike parking)
- Transit pass provided at discount to studio
Pedestrian and Bike Connections

Seward Land Bridge
Pedestrian & Bike Commuting Patterns

Map Legend
- % Households with Pedestrian & Bike Commutes:
  - 5.4%
  - 5.4% - 18.8%
  - 18.8% - 27.6%
  - 27.6% - 35.8%
  - 35.8% - 54.9%
- Interstate Highways
- Other Major Highways

Seward Land Bridge Area

Data set: 1990 Census
Cost/Benefit Analysis

Costs

- Construction
  - Bridge: $85 \times 351,225 \text{ ft}^2 = $31,610,250
  - Structures:
    - Commercial: $90 \times 79,650 \text{ ft}^2 = $7,168,500
    - Residential: $125 \times 484,650 \text{ ft}^2 = $60,581,250
  - Congestion: $20,850,000
  - Business losses: $3,600,000
- Air rights: $40 \times 351,225 \text{ ft}^2 = $14,049,000

Total Costs: $137,859,000
Cost/Benefit Analysis

Benefits

– Sales price per unit:
  • Studios: 53 units x $110,000 = $5,830,000
  • 1 BR: 156 units x $150,000 = $23,400,000
  • 2 BR: 160 units x $200,000 = $32,000,000
  • 3 BR: 175 units x $275,000 = $48,125,000
  • Total sales price: $109,355,000

– Property and sales tax (TBD)

– Innovative land use planning
Questions?