

Excelsior & Grand St. Louis Park, Minnesota

Ingraham & Associates assisted the City of St. Louis Park in the preparation and implementation of the Park Commons East Redevelopment, a 15-acre mixed-use development, now known as Excelsior & Grand. I&A was involved in redevelopment planning and design for the site since 1996. Tasks included:

- assistance with the initial design charrette
- public participation
- transportation planning
- environmental analysis and permitting
- redevelopment analysis and options
- redevelopment plan review and revisions
- coordination of plan details with the TOLD Development
- zoning code amendments
- park and trail design review
- site plan review

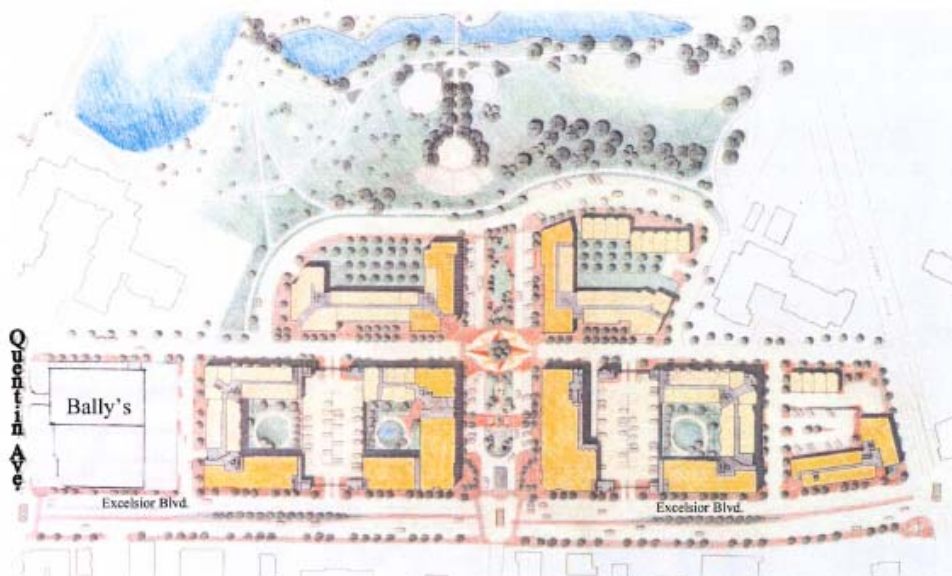
The site is major mixed-use redevelopment consisting of retail shops, restaurants, 500 housing units and a traditional town green. The development emphasizes pedestrian movement and a live-work environment. The first phases of the project opened in Fall 2002.



Photos of Excelsior & Grand Development



Conceptual section for Park Commons main drive



Site Plan by TOLD Development