



APPENDIX B: SWOT ANALYSIS RESULTS



Strengths	Opportunities
<p>Private Homeownership</p> <p>Low crime rate</p> <p>Small-town feel</p> <p>Quiet, no trains</p> <p>LRT is coming</p> <p>Not too much traffic compared to suburbs</p> <p>Minnehaha Park, Minnehaha Creek, Mississippi River*</p> <p>Wildlife: herons, ducks, geese, mink</p> <p>Stability, long-time residents*</p> <p>Increasing property values</p> <p>Good schools</p> <p>Close to airport, but not too close that it is noisy</p> <p>Nearby shopping in Highland Park and Nokomis Village</p> <p>Diversified churches</p> <p>Diversity of residents</p> <p>Active residents</p>	<p>Waiting lists for Nokomis Square and Becketwood present an opportunity to meet a need for senior housing and allow seniors to stay in the neighborhood*</p> <p>Land use controls curtail private market forces</p> <p>Provide affordable housing while maintaining controls and parameters*</p> <p>Create housing that fits the character of the neighborhood</p> <p>Learn crime potential from local police</p> <p>More vegetation, trees, etc.</p> <p>Improve water quality with amenities</p> <p>Improve options for alternative modes of transportation</p> <p>Reconnect neighborhoods across Hiawatha</p> <p>Make everything pedestrian and bicycle-friendly especially the Hiawatha and 46th Street intersection</p> <p>Existing businesses can get new buildings</p> <p>New use such as a youth or senior</p> <p>Effective use of private and public investment coming into the neighborhood</p> <p>We can get a better restaurant</p> <p>The public participation process</p>
Charm	Threats
<p>Conoco station, Walgreens</p> <p>Local businesses*</p> <p>Businesses in the strip mall</p> <p>Convenience of strip mall</p> <p>Easy access to downtown, and to all directions*</p> <p>Growing family population</p> <p>Increasing property values</p> <p>Free transfers between LRT and buses</p> <p>Kids can play in parks and on the streets</p> <p>Density is comfortable</p> <p>Varying housing sizes, including some "granny flats"</p> <p>Some renters, but very small percentage</p> <p>Nokomis Square and Becketwood (senior housing)*</p>	<p>Increased density, especially housing*</p> <p>Increasing property values*</p> <p>Crime and noise from LRT</p> <p>Cannot control development</p> <p>Non-residents parking on neighborhood streets</p> <p>Foot traffic, non-residents parking and passing through</p> <p>LRT riders parking in businesses parking lots and taking spaces away from customers</p> <p>Houses being taken (condemned)*</p> <p>Urban blight around the station itself: litter, graffiti, loitering</p> <p>Speed of cars on 46th; interfering with kids playing</p> <p>High-speed design of Hiawatha (people drive 45-55)</p>
Weaknesses	
<p>Neighborhood separated by railroad, east and west</p> <p>Tough to get in and out of strip mall</p> <p>Stinking/polluting businesses</p> <p>Window-shattering airport noise</p> <p>Have to leave neighborhood to shop</p> <p>Suburban-like intersection, sprawling and auto-oriented</p>	<p>*Indicates an item that was mentioned on both evenings of Workshop 1.</p>