



**City of Lauderdale  
Steering Committee Meeting May 24, 2017  
SWOT Compilation**

**Strengths  
(something positive about the community today)**

Community/People (residents) (6)

- Dedicated, involved and committed
- Happy, good, and quirky
- Diversity of population
- Community, city hosted events
- Work of Peace Lutheran Church
- Dog park community
- People love living in Lauderdale "here for life/lifers"
- Small City feel

City Leadership (5)

- Effective and responsive (examples of researching urban chickens or parking along Eustis)
- Independent
- Accessible
- Flexible, adaptive and willing to investigate change

Parks, Nature and Greenery (4)

- Community Park (great condition and use)
- Dog park
- All parks
- Lake
- Urban canopy, greenery
- Borders with natural areas and U of M golf course

Location (2)

- Proximity to job centers
- U of M and Luther Seminary
- Shopping
- downtown Minneapolis and Saint Paul
- freeways
- transit (bus)
- cultural attractions (example of State Fair)

Safe (1)

Home ownership in a largely residential area (1)

Wellness

Law enforcement

Wellness Center/Finn Sisu

Housing stock

Rental License Process



## **Weaknesses (something negative about the community today)**

### Infrastructure (6)

- Intersection of Eustis and Larpenteur (County owned and controlled, Unsafe and not accessible bike and walking (on-roads with high speeds and narrow shoulders)
- Sidewalk maintenance
- Poor street lighting (safety for pedestrians)
- Sound wall along 280
- Road conditions and surfaces

### Tax Base (3)

- 501c3
- Lacking for-profit businesses
- Low property values, smaller lots
- Development (3)

### Housing (3)

- Rapidly aging
- Rentals
- Parking
- Built out

Old houses are energy hogs (3)

Aging population/Lack of children on the eastern side of the city (1)

Law enforcement (1)

Rental properties

Homes

- Construction, remodeling and infill homes
- Homes with deferred maintenance

Traffic and Roads

- Overall Restricted access and traffic patterns
- Traffic along 280 (especially if/when changes/construction occur on other major freeways)
- Eustis Street Hill (dangerous for pedestrians and bikes)
- Dangerous intersections (speeding vs. pedestrian crossings)

Parks

- Green areas and parks are concentrated on the east side of the city
- Green areas on the east side of Larpenteur, while many children live on the western side (and are required to travel to parks)

Business and Development

- Lack of development diversity
- No room for expansion
- More draw for residents than businesses
- No grocery store within walking distance
- Low number of jobs in the community

City has a small budget

## Opportunities

(an opportunity is not a strength today, but could become one tomorrow)

### Economic Development (6)

- Job growth
- Chinese Church redevelopment (add to tax base)
- Larpenteur business Development (1)
- More businesses, develop/redevelop with good aesthetics (2)
- More home-based businesses (1)
- Market the community to attract businesses and residents

### Sustainability (2)

- E.g. recycling, solar garden, water conservation

High standards for new housing and tear downs (1)

City Hall building and site redevelopment (1)

Leadership of Lauderdale (1)

Improved walking and biking routes (1)

### People

- Increasingly diverse population
- Help community with awareness of supports
- Young population

### Redevelopment

- Larpenteur Avenue, especially at the intersection of Larpenteur and Eustis
- Rosehill Service Station on the Larpenteur Corridor
- Vacant space along the south east corner

### Parks and Greenery

- Increase beautification
- Open space near Walsh Lake

Partnerships with the University of Minnesota, St. Anthony and Falcon Heights

Ability for the community to set the tone with nature/immigration and police

Aging homes (pre 1960)

Better transit

COPs program review/traffic planning and patrol

Historical trail

## Threats

**(a threat is not a weakness today, but could become one tomorrow)**

Impact of External Decisions/Factors and Unknown Threats (9)

- E.g. U of M golf course redevelopment
- Fed/State Aid
- Use and Expansion of 280
- City services from surrounding communities

Location could result in aggressive development (4)

Climate change (4)

Increase in crime (1)

Tax base

Business

- Larpenteur business turnover (Turnover of the Super USA property)
- Industry across 280
- Industrial sector is becoming obsolete

Homes

- Increase of property values
- Future sale and redevelopment of the rental properties
- Increased rentals and a transient population
- Developers changing the dynamics of the community
- Small size of homes
- Increasing property values of surrounding areas

Surrounding municipalities may develop or otherwise encroach upon Lauderdale

Chinese Church vacancy

Over population

Unemployment

Ash trees