



Southwest LRT Community Works Steering Committee Meeting Minutes

Thursday, October 16, 2014
1:30-3:00pm, St Louis Park City Hall

Meeting Attendees

Steering Committee Members & Alternates
Chair Jan Callison, Hennepin County Member
Anne Mavity, St. Louis Park Member
Jason Gadd, City of Hopkins Member
Dick Miller, Minnehaha Creek Watershed District Member
Jeff Casale, Minnehaha Creek Watershed District Alternate
Caren Dewar, Urban Land Institute- Minnesota Member

Other Attendees

Katie Walker (Hennepin County), Chuck Darnell (Hennepin County), Elise Durbin (Minnetonka), Tara Beard (Met Council), Cathy Bennett (Urban Land Institute), Karen Lyons (Met Council), Brent Wittenberg (Marquette Advisors), Lou Frillman (Marquette Advisors), Barry Schade (BMNA), Vida Y Ditter (BMNA), Larry Blackstad (MCWD), Janet Jeremiah (EP), Alyssa Ness (EP), Jeanette Colby (Kenwood-Isles Area Association), Gretchen Nicholls (TC LISC), Tim Thompson (Housing Preservation Project), Kim Koempel (SPO), Meg McMonigal (SLP), Lars Negstad (ISAIAH), Kathie Doty (KLD Consulting)

I. Welcome and Introductions

Chair Jan Callison convened the meeting and provided updates. She asked Katie Walker to cover the County's recent receipt of a technical assistance grant from the Cornerstone Group for 50 hours of technical assistance to explore Inclusionary housing design and implementation. She also referenced recent articles, one from the Center for Transportation Studies on the influence of neighborhood design and rail transit and two others from Finance and Commerce on housing development in the Southwest communities.

Chair Callison distributed a draft letter to the Minnesota Housing Finance Agency in support of funding application by the City of Hopkins for funding for Dow Towers (preservation of affordable housing), indicating that she would like the Committee to approve her sending this on behalf of the Steering Committee. She deferred action on this to later in the meeting awaiting a quorum.

II. Approval of September 2014 Minutes

Chair Callison requested action on the September minutes at the end of the meeting. The minutes were moved and seconded, and passed on a voice vote.

III. Southwest Corridor Wide Housing Gaps Analysis - Continuation of September discussion with Marquette Advisors

Chair Callison re-introduced Lou Frillman and Brent Wittenberg from Marquette Advisors, saying that we did not have time to fully discuss the recommendations of their report at the September meeting so we set aside time today to continue that discussion. She also invited city staff to come to the table to support a more inclusive discussion. Mr. Wittenberg started with summary points from his report: through this process we hope to define better what Transit Oriented Development will look like in this corridor, coordinate marketing of this corridor, and create

consensus around goals and policies. He also talked about creating a signature development project to take steps in achieving those aims, and about the need for tools and strategies but also funding. They are recommending an affordable housing fund amount of \$200 million.

The Committee discussed several topics including inclusionary zoning (mixed income housing), the need for financing mechanisms, and other tools to explore such as tax credits for affordable housing, and the creation of housing and innovation funds. It was observed that, while we can learn from other experiences such as the Midtown Corridor, this corridor is quite different in many ways (e.g. higher land values, more spread out, multiple city jurisdictions). Chair Callison asked Marquette representatives if they had talked to schools along the corridor to address issues raised at the last meeting by Myron Orfield. Mr. Frillman reported that they did talk to Eden Prairie schools but not others. He reminded committee members, though, that projections for future growth in affordable housing indicate that a small percentage of this growth is expected to include families with children. Most of the growth is expected to be with adults without children. Dick Miller talked about the need to establish housing goals for the corridor. Ms. Mavity said that cities do have goals already, but it would be a good idea to harmonize these as we move forward. John Doan talked about plans at the County to develop a transit-oriented affordable housing fund, saying that this would cover multiple transportation corridors in Hennepin County, not just Southwest. Karen Dewar and Dick Miller talked about successes and challenges in creating housing along the Midtown Corridor, saying it is key to engage leaders such as Jim Campbell, Chair of the Southwest Investment Partnership, who can rally other business leaders to see how investing in affordable housing could be considered enlightened self-interest.

Chair Callison asked members to summarize their comments and to let staff know if there are other points to be included in the report from Marquette Advisors.

V. Southwest Community Works Accomplishments to date and proposed future activities

Chair Callison asked Katie Walker to present on accomplishments to date, saying this will be a springboard to guide discussions on the future direction of the SW Community Works initiative and the Steering Committee. Ms. Walker stated that SW Community Works is moving into an implementation phase as we now have municipal approval in place to move the LRT line forward. She provided a summary of the history of the SW Community Works initiative, saying that we aim to use transitways as catalysts for community development. She also reported on specific accomplishments (see attached graphic).

VI. Next Phase of Southwest LRT Community Works

Chair Callison indicated that the Committee would engage in a discussion of the goals and work plan, and structure of the Steering Committee as the SW LRT project moves forward. Several members weighed in in response, saying that the SW Community Works structure has been valuable and that we are ahead of projects in other parts of the country as a result. This discussion will be continued in early 2015 around review and input on the work plan.

VII. Adjournment

Chair Callison adjourned the meeting. The November Steering Committee Meeting has been cancelled, so the next meeting will be on Thursday December 18, 2014 at the St. Louis Park City Hall at 1:30pm.