



## Southwest Community Works Steering Committee

### DRAFT Meeting Minutes

Thursday, May 19, 2016– 1:30 – 3:00 PM, St. Louis Park City Hall

#### Meeting Attendees:

Steering Committee Members and Alternates:

Chair Jan Callison, Hennepin County member  
James Hovland, Edina member, Vice Chair  
Marion Greene, HCRRA member  
Nancy Tyra-Lukens, Southwest Transit, member  
Cathy Bennett, ULI MN alternate  
Russ Adams, Community Adv. Comm. (CAC) member

Linda Higgins, Hennepin County member  
Dick Miller, MCWD member  
Linea Palmisano, Minneapolis member  
Kristi Halverson, Hopkins member  
Tony Wagner, Minnetonka member  
Will Roach, Business Adv. Comm. member

Other attendees: Katie Walker (HC), Meg McMonigal (St. Louis Park), Kerri Pearce Ruch (HC), Julie Wischnack (Minnetonka), Barry Schade (Bryn Mawr neighborhood), Allyson Lueneburg (HC), John Doan (HC), Kersten Elverum (Hopkins), Janet Jeremiah (Eden Prairie), Michael Hayman (MCWD), Greg Hunt (St. Louis Park), Louis Smith (MCWD), Lars Erdahl (MCWD), Kathryn Hanson (SPO), Ryan Kronzer (SPO), , Ann Beuch (Blake Road Corridor Collaborative), Lydia Major (LHB), Gordon Hughes (ULI MN), Pat Macia (ULI MN), James Wisker (MCWD)

- I. **Welcome and Announcements:** Chair Callison called the meeting to order at 1:05 PM. She provided updates on housing and TOD grants, as well as noted packet items from the U of MN’s Transitways Impact Research Program and Hennepin County TOD. The City of Hopkins took action on the Southwest Corridor Housing Strategy and Eden Prairie has a Council briefing scheduled. Hennepin awarded TOD grants to Hopkins for pedestrian improvements at 8<sup>th</sup> Avenue and Excelsior Blvd and to St. Louis Park for the PLACE development.
- II. **Approval of March 2016 meeting minutes:** Chair Callison requested action on the March 2016 minutes. Dick Miller moved the minutes and Linda Higgins seconded; minutes were approved on a voice vote.
- III. **Committee updates:** Katie Walker provided an update on the last TIC meeting, where the group discussed grant funding for projects, development updates and a meeting with Bottineau city staff to share information. John Doan provided an update on the PLACES public art initiative. FORECAST Public Art is currently conducting an analysis of opportunities for public art along the SW LRT Corridor and the group will meet next in early June. Russ Adams updated on the last CAC meeting, where the group received project and station art updates from SPO, viewed the Eden Prairie video from Southwest Community Works and discussed equity issues in the project. Will Roach updated on the last BAC meeting. The BAC has worked on articulating the business case for SWLRT and members participated in a Chamber session with Lt. Gov. Smith. A legislative update will be provided at the next BAC meeting.
- IV. **Legislative Update:** Commissioner Higgins asked members to please contact their own legislators and any other legislators with whom they have relationships to make the case for SWLRT funding. Commissioner Callison noted that it’s tough going at the legislature.

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**V. Blake & Beltline Stations Technical Assistance Panel (TAP):** Pat Macia presented to members on behalf of ULI-MN about the TAP for Beltline and Blake station areas. He noted that the purpose of a TAP is to bring together a group of professionals to provide an unbiased view of a project and provided an overview of TAP members. He then reviewed key themes and recommendations for the Blake Road station area. Members questioned the opportunity for shared parking, possibly in a ramp, at the station area and if Cold Storage was the best site for both rental and homeownership opportunities. Mr. Macia noted that the group focused on rental and the plan was complicated due to the road plan. However, this could be a good site for condo development in the future, provided there is a legislative change on condo liability. Mr. Macia also reviewed key themes and recommendations for Beltline, which he noted is not as complicated as the Blake station area. One recommendation was to split the structured parking in two, connecting on the 3<sup>rd</sup> level to provide an arched entryway into development.

**VI. Beltline Station FTA Joint Development:** Lydia Major from LHB presented on concepts for joint development at the Beltline station. Ms. Major noted that LHB has worked on this project for over a year, in conjunction with CBRE and that the ULI TAP panel also provided feedback. For Beltline, LHB presented a 4-story parking ramp with build-to-suit office and residential; mixed use buildings with parking underneath. The idea is to create a gateway as you're traveling down the highway. They also envision innovative storm water management and plaza space on the site. LHB developed images to illustrate the concepts, including a creative wrap on the ramp. Ms. Major noted that the ramp is not wrapped with retail or housing to make a deal easier to structure. She noted that circulation is complicated in the area and LHB proposes lifting the area's density to 4-6 stories. In response to questions, Ms. Major noted that the plans envision market rate rental units but affordable units could be mixed in and that the ped ramp was made easier by the ability to build off the planned flyover bike trail.

**VII. Blake Station TOD Early Implementation:** Ms. Major also presented on the work done at the Blake station area. She spoke about an area termed the "Hiawatha" site near Cottageville Park. It currently has affordable housing but there are options to do more placemaking, related to Cottageville Park and Minnehaha Creek. LHB envisions a pop-up park facility, trailhead or kiosk in the short term and redevelopment in the longer term, with affordable and market rate housing in 3-5 story buildings with parking underneath. She noted that the lift station currently located on the site will be moving. LHB also provided two options for the 43 Hoops site. The first option, which keeps 43 Hoops in place, would require acquisition of the gas station site. The concept plan shows a lot of surface parking as that is an important amenity to 43 Hoops, and rail access and bike parking are also included, although not as much as originally planned. Longer term, residential development could occur over top of 43 Hoops. In the 2<sup>nd</sup> concept, 43 Hoops does not stay on the site and it has housing in 2 buildings. Ms. Major noted that they heard the need to keep commercial focused on Blake. Housing could be constructed later on over 1-story retail but code says that retail must move out during housing construction. A comment was made that parking overwhelms both options and Hopkins believes that these sites are better for housing than either ULI or LHB expressed. There's also the possibility for connections to the south on Blake as sites redevelop. For the Cold Storage site (325 Blake), all agreed that it is catalytic site – most likely to go first in the station area. LHB noted that the Creek is a big amenity and the site could handle buildings up to 9 stories, with a possibility for office although that's difficult in the current market. A second option for Cold Storage is townhomes, with "maker space" and using the storm water areas as amenities. A question was asked about how to present these concepts to developers and Ms. Major noted that a pro forma was prepared for the site. Mayor Hovland noted that dialogue is needed about how to bring resources to development at these areas. Louis Smith responded that the area is poised for implementation and it would be good to get the Blake subcommittee involved. It was noted that more private sector representation may be needed on the subcommittee.

**VIII. Adjournment:** The Committee adjourned at 2:46 PM. The next Southwest Community Works Steering Committee meeting will be on July 21, 2016.