

Metropolitan Council

Meeting of the Southwest Corridor Management Committee
May 4, 2022, 2:00 p.m.
St. Louis Park City Hall

Members/Alternates Present	Chair Charlie Zelle Dan Duffy Debbie Goettel Marion Greene	Patrick Hanlon Jim Hovland John Pacheco Will Roach	Jake Spano Nick Thompson Brad Wiersum Rebecca Fabumni (Alt) Sarah Ghandour (Alt)
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1. CALL TO ORDER

Chair Charlie Zelle called the May 4, 2022, meeting of the Southwest Corridor Management Committee to order at 2:00 p.m. and welcomed attendees.

2. APPROVAL OF MINUTES

Chair Zelle presented the February 2, 2022, SWLRT Corridor Management Committee meeting minutes for approval. Mayor Wiersum made a motion to approve the minutes. Council Member Pacheco seconded the motion. The minutes were unanimously approved.

3. CHAIR'S UPDATE

Chair Zelle stressed the importance of these CMC meetings for providing this group regular updates on the project. Chair Zelle introduced Julie Wischnack and David Lindahl for their presentations on their city developments.

4. CITY DEVELOPMENT UPDATES – Julie Wischnack, City of Minnetonka

Julie Wischnack provided an update on the developments in the city of Minnetonka. Julie highlighted the planning for Opus area development, which includes some improvement projects such as a shared public space near the station.

Some of the other Minnetonka developments include:

- RIZE. 322 units, with 10% affordable.
- Minnetonka Station Project. 250 units housing with 20% affordable.
- Dominion. 482 units, with half of them being senior units.
- Doran – Shady Oak. 350 units with 15% affordable.
- Wellington Project. 223 units; with 250 units in the second phase. 20% affordable.

Julie mentioned LRT is not the only reason for these developments, but it is a bonus for developers with the LRT. Julie went over some of the Tax Increment renewal and renovation updates for the city of Minnetonka.

4. CITY DEVELOPMENT UPDATES – David Lindahl, City of Eden Prairie

Dave Lindahl provided an update on the development going on in Eden Prairie. Developers are all aware of LRT and agree it will help their projects. Some of the Eden Prairie projects include:

- Industrial development. 65,000 SF building.
- Flying Dutchman Distillery. 5,000 SF space
- Greco-Bluestem North Apartment; 425 units. 25% affordable
- Motion Industries. 130,000 SF industrial
- One Southwest Crossing renovation project.
- Pizza Luce renovation project.
- Redevelopment of Cascade at Town Center Apartments. 202 units and 42 affordable.
- Scheels Sporting Goods. 248,000 sf
- Southview Senior Living – 166 units

- Castle Ridge Redevelopment. Senior apartments, which will also have a grocery store, bank and restaurant
- Fat Pants Brewery. 10,000 SF with an additional 2,700 opened in 2021
- Asia Mall Redevelopment, which was formerly Gander Outdoors. 100,000 sf.
- Hampton Inn
- EP Multi Family. 212 units at 25% affordable.
- Elevate. 222 units – 20% affordable. Over 13K SF commercial.

Julie and Dave both stated that LRT is bringing national attention to their cities.

Commissioner Goettel asked what difficulties there have been with getting the connections/parcels together. Julie emphasized the focus in establishing trail connection to LRT and also working on solutions for connections with the missing links in the trails. Dave also stated making trail connections is critical.

Mayor Spano asked Julie and Dave what has changed in the last decade with the climate of developers. Dave said in Eden Prairie, it is a trend of apartments being developed, both senior and general occupancy. Julie said the city asks more of the developer, with the complexities of storm water, etc. Affordable housing has changed as well, with a need to bring more city money to the table.

Mayor Spano said that this LRT route was selected in 2012, and he would like to see Met Council engage with FTA on the LPA process for future projects. Development changed from commercial to residential, and the city's need to adapt. There may not be as much of a need for parking as before.

4. PROJECT UPDATE

Mr. Jim Alexander, GLE Project Director, provided an update on the project. The settlement agreement with LMJV was signed on 3/17/22. The next step is to work on the revised schedule and associated cost for the Systems contract. After the Systems contract is addressed, we will then address supporting contracts and also update the testing schedule. We are looking at initially conducting testing east and west of the Kenilworth tunnel, as this is the long lead component of the project. Mayor Hanlon asked if the 2027 date for revenue service could be sooner? Jim confirmed 2027 is the current projection.

The schedule of anticipated trail openings was reviewed, which reflects site completion dates in the revised Civil construction schedule. Jim noted that agreements are required for some of the trails before they can open to the public. Jim will keep the CMC informed of trail opening dates. Commissioner Greene asked if there are any opportunities to open parts of the trails in the warm months, or temporarily open some of them. Jim responded that this is a challenge, but we continue to work with the contractor to look at opening opportunities.

Jim said the project office plans to host a bike tour later this spring or summer. We are also offering walking tours along segments of the corridor.

Jim shared photos of the Civil construction along with photos of the Systems work.

Mayor Hanlon asked about where we are at with the parking numbers in Hopkins. He stated with the major investments along the corridor, we are looking to get some density in regard to the parking area, as this is a huge piece of real estate. Jim responded that we have reduced parking by more than half from the planned 1,000+ spaces at Shady Oak station. We will continue to coordinate with Hopkins city staff on the parking.

Commissioner Goettel asked when we will hear more about the timing of the revised schedule for the Systems contract. Jim said we are currently negotiating this and are close to the schedule piece and will then work on the cost.

DBE Achievement

Jon Tao reviewed DBE achievements as of Feb. 28, 2022. The contractors have been working to include DBE and small contracts into their change orders, which is very helpful.

Jon also reviewed workforce numbers for the Civil, Systems and Franklin construction contracts for the number of women and people of color.

7. ADJOURN

Chair Zelle thanked all for participating today. The next regular meeting is scheduled for July 6, which may be changed due to the 4th of July Holiday week. The meeting adjourned at 3:05 p.m.

Respectfully Submitted,

Dawn Hoffner, Recording Secretary