

Metropolitan Council

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Meeting of the Southwest Corridor Management Committee  
Wednesday, February 7 10:00 a.m., St. Louis Park City Hall

Members/Alternates Present:	Chair Charlie Zelle Dr. Tyronne Carter Debbie Goettel Marion Greene	Patrick Hanlon James Hovland Robert Lilligren Nadia Mohamed	Will Roach Deb Calvert (Alt) Brad Larsen (Alt) Suzanne Sobotka (Alt)
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**1. CALL TO ORDER**

Chair Zelle called the meeting to order at 10:05 a.m. Introductions were made.

Chair Zelle welcomed the new St. Louis Park Mayor representative, Nadia Mohamed. Also, the new MnDOT CMC representative will be Khani Sahebjam. Today, Brad Larsen, the MnDOT alternate was present.

**2. APPROVAL OF MINUTES**

Chair Zelle presented the December 6, 2023, Corridor Management Committee minutes. Commissioner Goettel made a motion to approve the minutes Mayor Mohamed seconded the motion. Following a vote, the minutes were approved.

**3. DEVELOPMENT UPDATE**

Chair Zelle introduced Michael Krantz, Acting Manager of Transit Oriented Development. Mr. Krantz provided an update on development along the transitway overall, along with development along the Green Line Extension. Since we began tracking in 2009, over 37% of the regional development has been permitted along high frequency transitways. The data from 2022 was shared, and in 2022, over 40% of all developed units were permitted near high frequency transitways. A summary was shared of all the types of development being tracked, which include residential, commercial, public institutional and industrial.

A map of the area along the Green Line Extension was shown. Since 2011, there has been over \$2.8B of construction permitted along this corridor, with nearly \$1B construction permitted since just last year. The tax base maps were shown, along with the property tax per acre along the Green Line Extension. Maps from 2011 and 2023 were compared.

Council Member Lilligren asked if we are ensuring that transit investment is what is spurring development. Krantz responded that the analyses we perform does not look at whether transit drives the development, although studies do show new transit development drives new development. We did look at how close this new development is happening to our transit facilities. Most of the development is within ¼ mile from the stations. Mayor Hanlon said Hopkins did look at data and can see developers are coming in specifically for the LRT.

Before and after photos were shown of the development areas. Some of the development photos included:

- Southwest Station area: Elevate
- Opus area: Preserve & Bren Road Station, Minnetonka Station, Rize, Alcott, and The Townline
- Downtown Hopkins area: The Moline, The Hallon, Blake Road and Chorus
- Wooddale Avenue: Towerlight, The Elmwood, Adagio and Zelia on Seven
- Beltline Boulevard area: Risor and Corsa
- West Lake Street area: The Gateway, The Mezz, and Waterbury House
- Royalston Ave/Farmers Market Area was shown

Commissioner Goettel commented that she is in favor of this new housing which is needed. Her concern is these photos show a lack of green space. Were we able to preserve some green space? Mayor Hanlon responded that in Hopkins, many of the sites were old industrial areas, and more trees and greenways were added with the development. Krantz said we haven't tracked greenspace but do look at the new development that happens along transit with a broader climate perspective. There will be less emissions occurring near transit.

Council Member Calvert mentioned that in the Opus area, there are trail features that also occurred. Developments in Minnetonka have built in play areas, trails, greenspace and other items that residents requested. Mayor Mohamed also mentioned that in St. Louis Park at the Wooddale area, there are more trees and greenery around the new buildings.

Mayor Hovland mentioned that this new development around the Green Line Extension is a part of the story that is never told enough. Chair Zelle agrees on showcasing all the development.

#### **4. PROJECT UPDATE**

Jim Alexander, Green Line Extension Project Director provided a project update.

Mr. Alexander reported we are now complete with all the bridges and pedestrian tunnels. In the Kenilworth LRT tunnel, 18 of 30 cells are structurally complete. 2023 was a good year for construction, and we are progressing in this area. We are looking to complete the Kenilworth tunnel structure in 2025.

We held risk review meetings with FTA in December and the FTA and its oversight consultant are reviewing our materials that support the \$2.86B estimate for the project. We continue to forecast revenue service in 2027.

On this Project, there are approximately 4,553 individuals that have worked through December of 2023. This has brought work to 70 of the 87 MN counties. Council Member Lilligren asked if this data is segregated for the seven-county metro area, rather than the whole state? Alexander stated not at this time, but we can pull this data together.

We advertised on February 7 for bids on the Hopkins Rail Support Facility. Bids are due May 7.

Trails: Since the December CMC meeting, the trail at South Cedar Lake between France Avenue and Beltline Boulevard has been opened. We look to have the two west end trails open by July 2024, and then the trail will be open from Shady Oak Station in Hopkins to the Midtown Greenway in Minneapolis.

Photos were shown of the work along the corridor. Currently, 11 of the 16 stations have been completed for Civil and are turned over for Systems work. The Kenilworth LRT tunnel work was shown and explained.

Photos were shown of the vertical circulation work. There are three stations with this type of work. Commissioner Goettel asked if our elevator work will be using the latest technology? It seems these elevators are down a lot, which is not good for the ADA community. Alexander stated that technology has improved.

Photos were shown of the Systems work. The Systems equipment is stored locally until it is ready for installation in the field.

Mayor Hanlon mentioned that with the new pedestrian access and street crossings that are being put in, there will be concerns with the busy roads, such as areas at Shady Oak/Excelsior. He is looking for any ideas on funding opportunities on how we can get more ped access across these roads. Mayor Hovland mentioned at his recent attendance at the Mayor's conference, there was a US DOT flyer on this topic. Mayor Hovland will circulate this flyer to the Mayors on CMC.

## **5. PUBLIC INVOLVEMENT UPDTAE**

David Davies, Manager of Public Involvement, provided the public involvement update. In 2023, there were over 211 meetings/events held. There were increases on both Instagram and X/Twitter presence. The Outreach team up to now has been very focused on construction. Looking forward, the team's priorities will include communication on forthcoming testing and operations. We will also amplify messages on development, green space, and be more focused on telling these stories.

There will be a refresh of the Construction Update as well, along with new information on our website. We will continue with community events and town halls. David asked CMC members for their participation in these events. 2024 will be a transition year from construction to looking forward.

Chair Zelle remarked on the amazing job the Outreach team is doing. With the bike trails opening up, perhaps start some tours with bike riders, along with walking tours.

Mayor Hovland likes the idea of running green, living and building green. We should look into the Inflation Reduction Act to see if any of these funds can be accessed. Cities, County and Met Council are now all involved in this effort and we should take a look at this funding.

Commissioner Greene thanked David for his work, along with his work on PLACES. PLACES is for Art along the line – it's not a part of project, but there is interest in the topic which the PLACES committee discusses. If any community members are interested, they can reach out to the PLACES committee. Chair Zelle would like a presentation at a future CMC on the plan for art.

## **6. DBE/WORKFORCE UPDATE**

Jon Tao from the Met Council's Office of Equity and Equal Opportunity reviewed and shared the DBE achievement and workforce numbers.

To date, there is approximately \$260M in DBE invoicing for this project. To date, the DBE percentage is at 22.5%. The workforce numbers, which are provided to us by the Minnesota Department of Human Rights, have slowed down a bit during the winter months. Charts were shown from the Civil contractor on the top trade percentages.

## **7. ADJOURN**

Chair Zelle reported that the CMC will now meet quarterly, with the next meeting to be held in June. Chair Zelle also informed members that the Council's State of the Region event will be March 22 at the Hopkins Center for the Performing Arts.

Meeting adjourned at 11:00 a.m.

Respectfully Submitted,

Dawn Hoffner, Recording Secretary