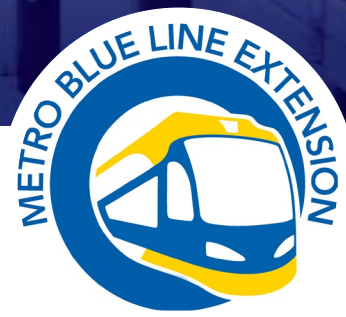


# Corridor Management Committee

April 11, 2024



BROOKLYN PARK | CRYSTAL | ROBBINSDALE | MINNEAPOLIS



# Today's Topics

- Call to Order & Public Invitation
- Approval of March 14 Meeting Summary
- Community and Business Advisory Committee Reports
- Project Update
- Anti-Displacement Update
- Transit Oriented Development
- Design Update 10<sup>th</sup> Avenue



The public can submit written comments to Kjerstin Yager ([Kjerstin.Yager@metrotransit.org](mailto:Kjerstin.Yager@metrotransit.org))

# Approval of March 14 Meeting Summary



# Public Invitation

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- 15 minutes allotted to receive public comments
  - Up to 3 minutes per speaker
- Speakers who have pre-registered will be called in order
- If there are more speakers than the time allotted, comments may be submitted in writing to [Kjerstin.Yager@metrotransit.org](mailto:Kjerstin.Yager@metrotransit.org)



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# Community and Business Advisory Committees Report



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# Project Update



# Update on Funding Grant Applications

U.S. DOT Thriving Communities Regional Pilot Program  
**\$ 1,998,725 (pending)**

- Purpose: Technical assistance for corridor cities, capacity building, shared learning, and corridor studies
- Timeline: 2024 – 2026

Reconnecting Communities and Neighborhood Community Planning Grant  
**No Award Granted**

- Purpose: Analysis for extending 21<sup>st</sup> Avenue over I-94 in North Minneapolis
- Timeline: 2024 – 2025

Pilot Program for Transit-Oriented Development (TOD) Planning  
**\$ 700,000 (Awarded)**

- Purpose: Multimodal transportation plan, economic development strategy, housing and development strategy, visioning, climate change and resiliency strategy, community and stakeholder engagement
- Timeline: 2025 – 2026

Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program  
**\$ 8,470,000 (pending)**

- Purpose: Reconstruction of West Broadway between Lyndale and West River Parkway
- Timeline: 2028 – 2033

# Legislative update

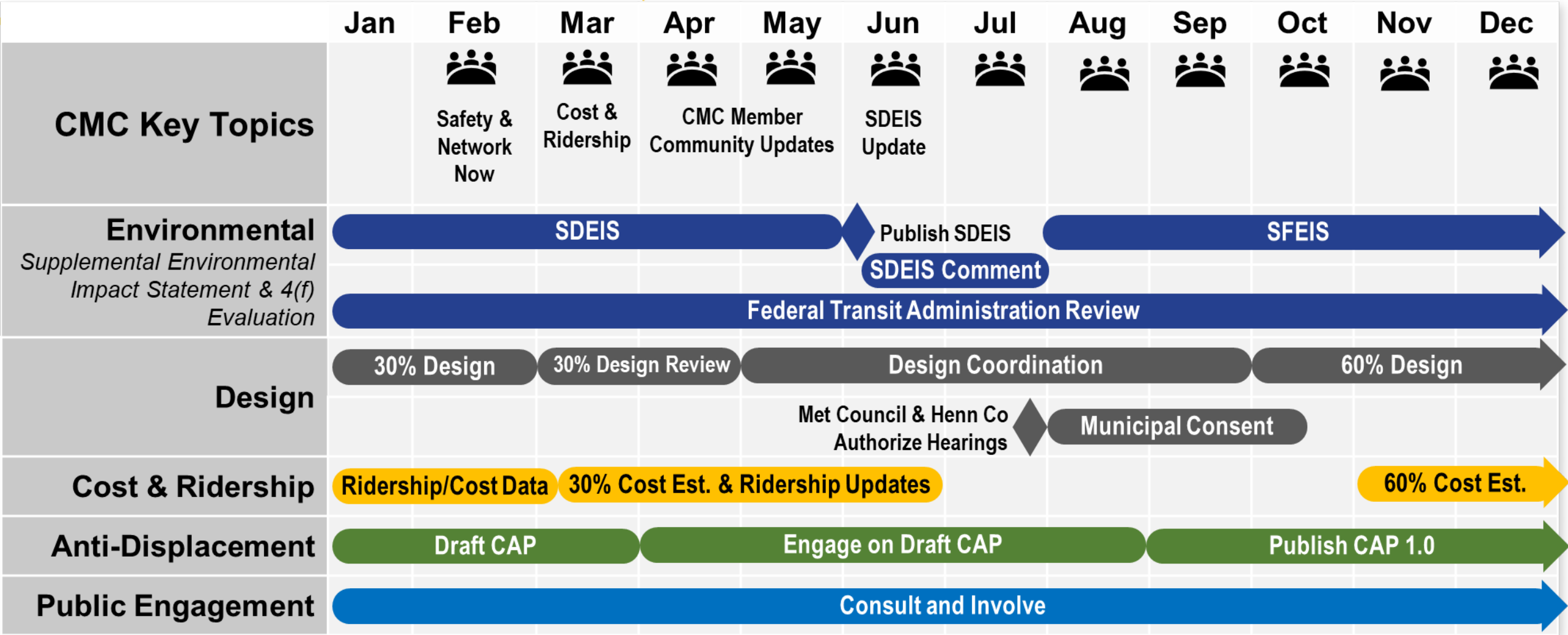
- Anti-displacement community prosperity bills progressing through House and Senate
- April 3 Senate Transportation Committee hearing
  - Strong community testimony
  - Unanimous vote to send to State Government Committee
- Next steps: House hearing, Senate State Government Committee hearing





# 2024 Schedule

**WE ARE HERE**



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# Anti-Displacement Update



# Coordinated Action Plan Topics

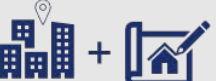
 Access to places

 Accountability metrics

 Business support

 Community ownership – land subsidy

 Development and preservation

 Cultural placemaking and station architecture

 Safety design

 Infrastructure improvements

 Relocation

 Right of way acquisition

 Workforce planning and recruitment

 Engagement plan

 Environmental justice



# Coordinated Action Plan Outline



Interventions are actions that government policymakers or staff, community organizations, community members, businesses, and other stakeholders may take. Interventions include policies, programs, funding, strategies, or other actions.

- Interventions to achieve the recommended outcomes
- Interventions currently utilized
- Supplementary interventions to support the outcomes
- Delivery methods and organizations to implement
- Implementation timeframe



# Small Business Support



- Current interventions

- Elevate Hennepin
- Great Streets program

- Supplementary interventions

- Marketing and business support services
- Operating subsidies – Expansion on Central Corridor Funders Collaborative

## Highlighted Action

Provide eligible small businesses with forgivable loans to cover basic operating costs during construction

## Status

- Under development

## Lead

- Philanthropy/non-profit partners





# Community Ownership

- Current interventions
  - Commercial and Residential Land Trusts
  - Inclusionary Zoning
  - Naturally Occurring Affordable Housing Preservation
- Supplementary interventions
  - Tenant Opportunity to Purchase
  - Land Disposition Policy

## Highlighted Action

Adopt or strengthen inclusionary zoning policies to support development of affordable housing

## Status

- In progress

## Lead

- Cities



# Environmental Justice



- Current interventions

- Elevate Hennepin no-cost services
- Relocation Assistance
- Naturally Occurring Affordable Housing

- Supplementary interventions

- Tenant Opportunity to Purchase
- Community Land Trusts
- Forgivable Small Business Loans

## Highlighted Action

Create virtual space or storefront that would assign a navigator to community members in need of anti-displacement resources and knowledge

## Status

- Under development

## Lead

- Blue Line Project Office



# Cultural Placemaking/Architecture



- Current interventions

- Minneapolis Cultural Districts
- Great Streets/Business District Initiative
- Cultivate Arts

- Supplementary interventions

- Joint Powers Agreement
- Commercial Memorandums of Understanding
- Community Benefit Agreements

## Highlighted Action

Establish cultural placemaking and architecture working groups

## Status

- Under consideration

## Lead

- Blue Line Project Office





# Workforce



- Current interventions

- Workforce programs managed by Hennepin County Office of Workforce Development
- Metropolitan Council's DBE Program, Minneapolis' Small and Underutilized Business Program

- Supplementary interventions

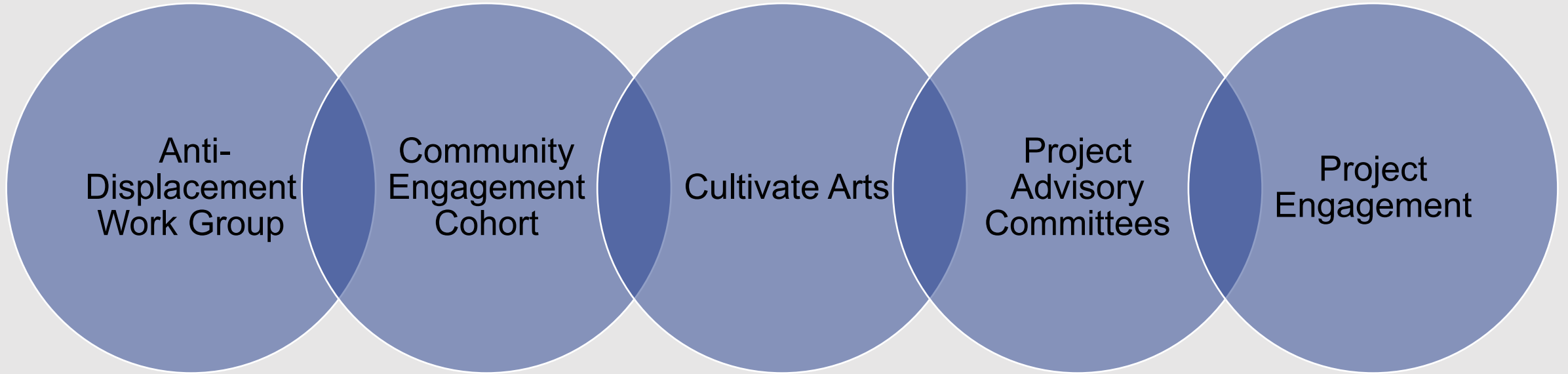
- Expanding upon current workforce programs
- Universal Basic Income

Highlighted Action	Status
Expand existing county workforce programs to address the needs of the BLE project	<ul style="list-style-type: none"><li>• In progress</li></ul>
	Lead
	<ul style="list-style-type: none"><li>• Hennepin County</li></ul>



# Engagement

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# How to provide your feedback on the Draft Coordinated Action Plan

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- Available for viewing and feedback **late April 2024**
- English and Spanish versions available at [yourblueline.com/anti-displacement](https://yourblueline.com/anti-displacement)
  - Translation to other languages can be requested
- Provide your feedback via the website through **June 2024**
  - The Coordinated Action Plan will continue to be developed
  - August 2024 expanded Coordinated Action Plan will be communicated





# Hennepin County BLE Anti-Displacement Update

Eric Gustafson, Senior Department Administrator - Disparity Reduction

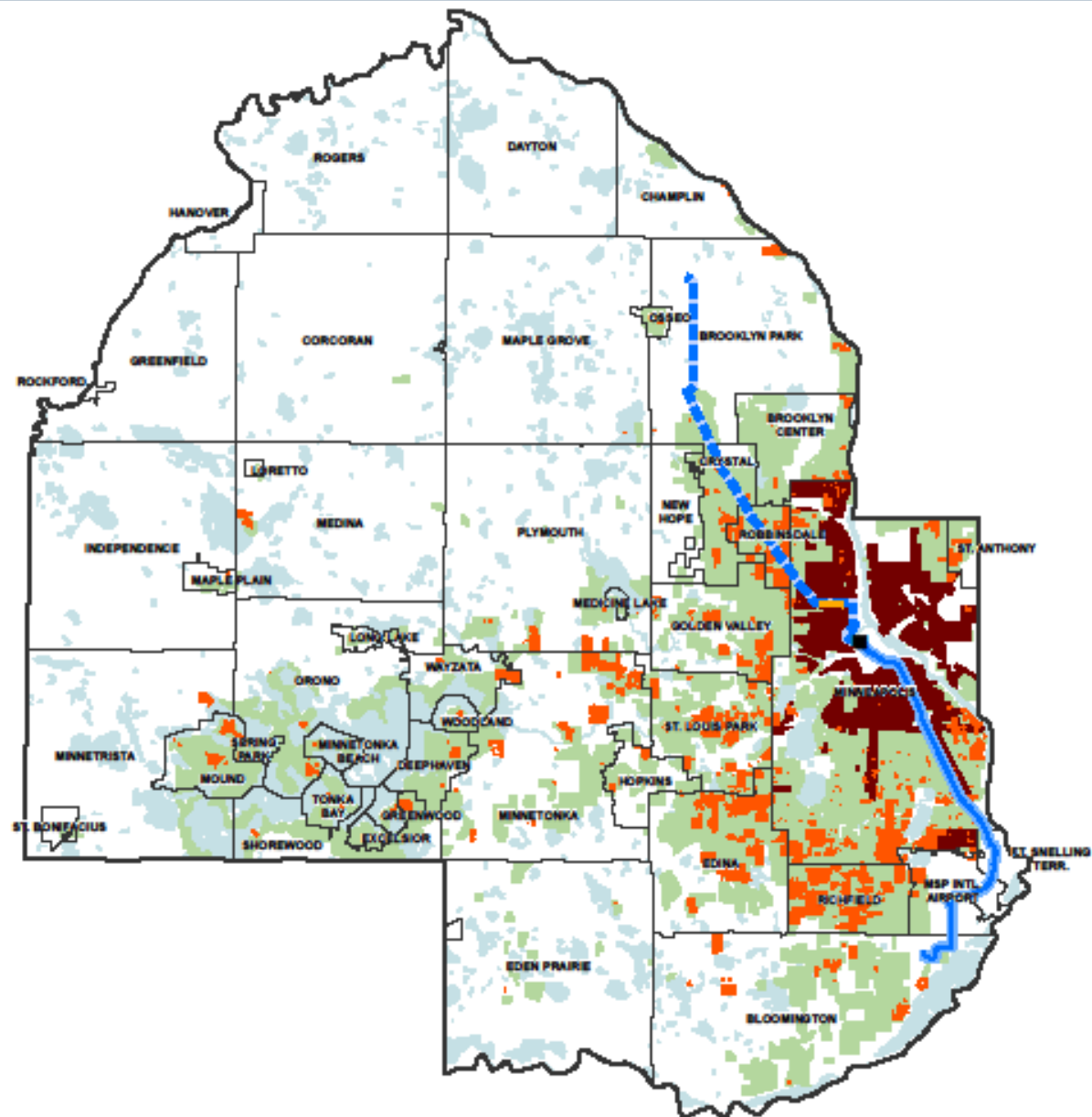
# Community Context

## Map Legend

### Light Rail Transit

- Target Field Station
- Blue Line (Existing)
- - - Blue Line Extension (Proposed)
- West Broadway Roadway Updates
- Parcels with Historical Racial Covenants
- Historic HOLC Neighborhood Appraisal - Red Line Areas\*
- Residential Land Use - 1959
- Water Bodies

\*Classified by Home Owners Loan Corporation (HOLC) as "Definitely Declining" or "Hazardous"



# Hennepin County's Strategic Framework

## Vision

The light rail extension contributes to a **more vibrant, stable, safe, and connected** corridor.

## Mission

**Prevent displacement and maximize benefits of light rail** for current residents and businesses in the corridor.

## Goals



### Our People

Ensure current residents have long-term access to affordable housing, meaningful economic opportunity, and safe, healthy neighborhoods.



### Our Businesses

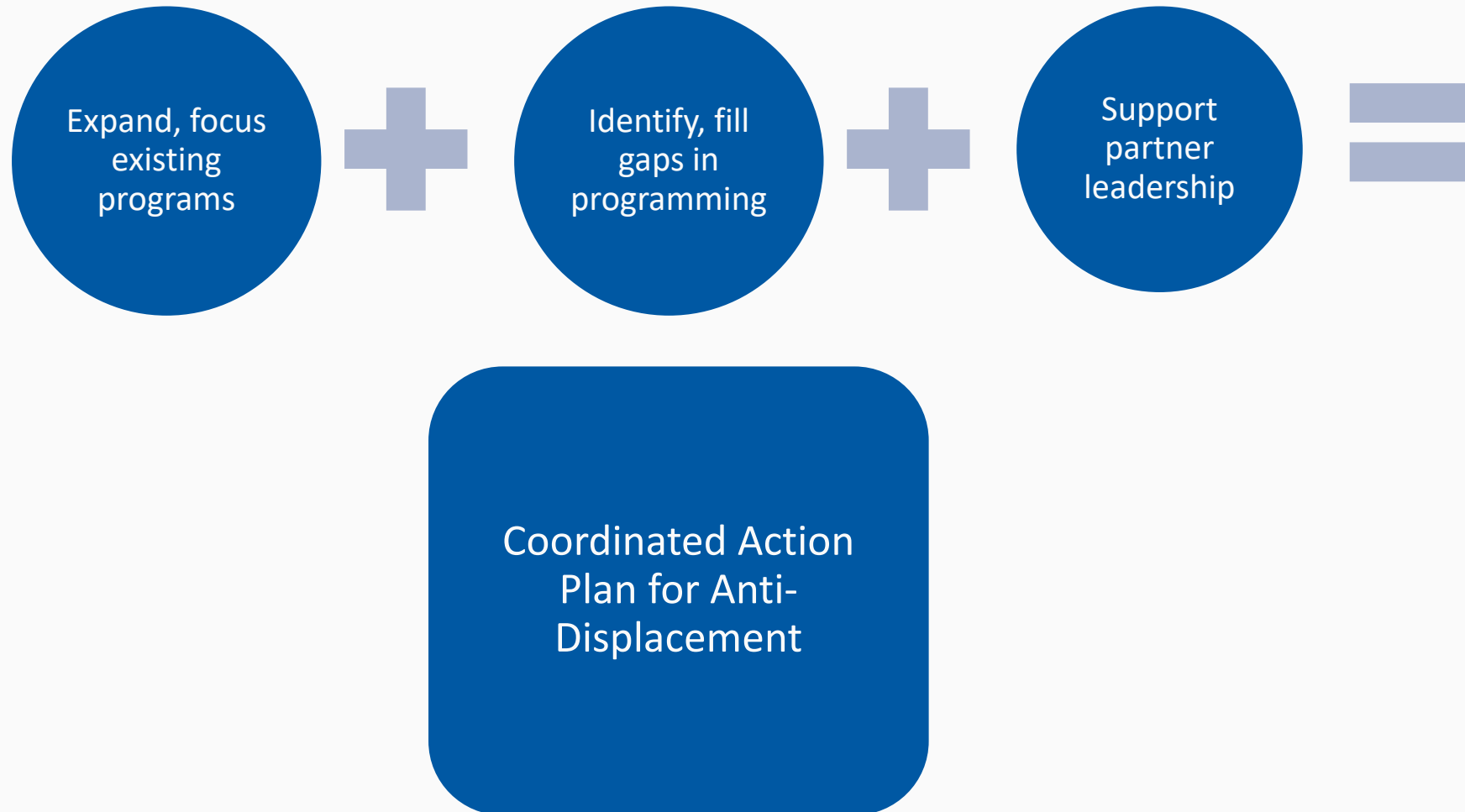
Increase investment and support for existing small businesses and improve the small business climate.



### Our Culture and Community

Increase support for cultural and community assets, focusing on the needs of existing organizations and preservation of current assets.

# Hennepin County's approach



# Hennepin County corridor investments

## Housing and Economic Development investments:

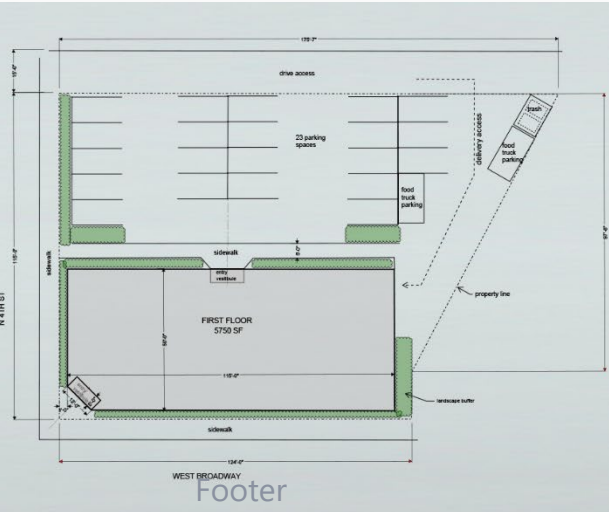
- \$24M invested in 32 affordable housing projects, supporting 2900 affordable units in last 10 years
- \$3.4M invested in 7 affordable commercial, community developments near future stations since 2022
- Repaired hundreds of single-family homes, including removing health risks





# Highlighted Hennepin County investments

\$500k awarded to Swank Eatery on West Broadway through Affordable Commercial Incentive Fund dedicated to projects in BLE corridor



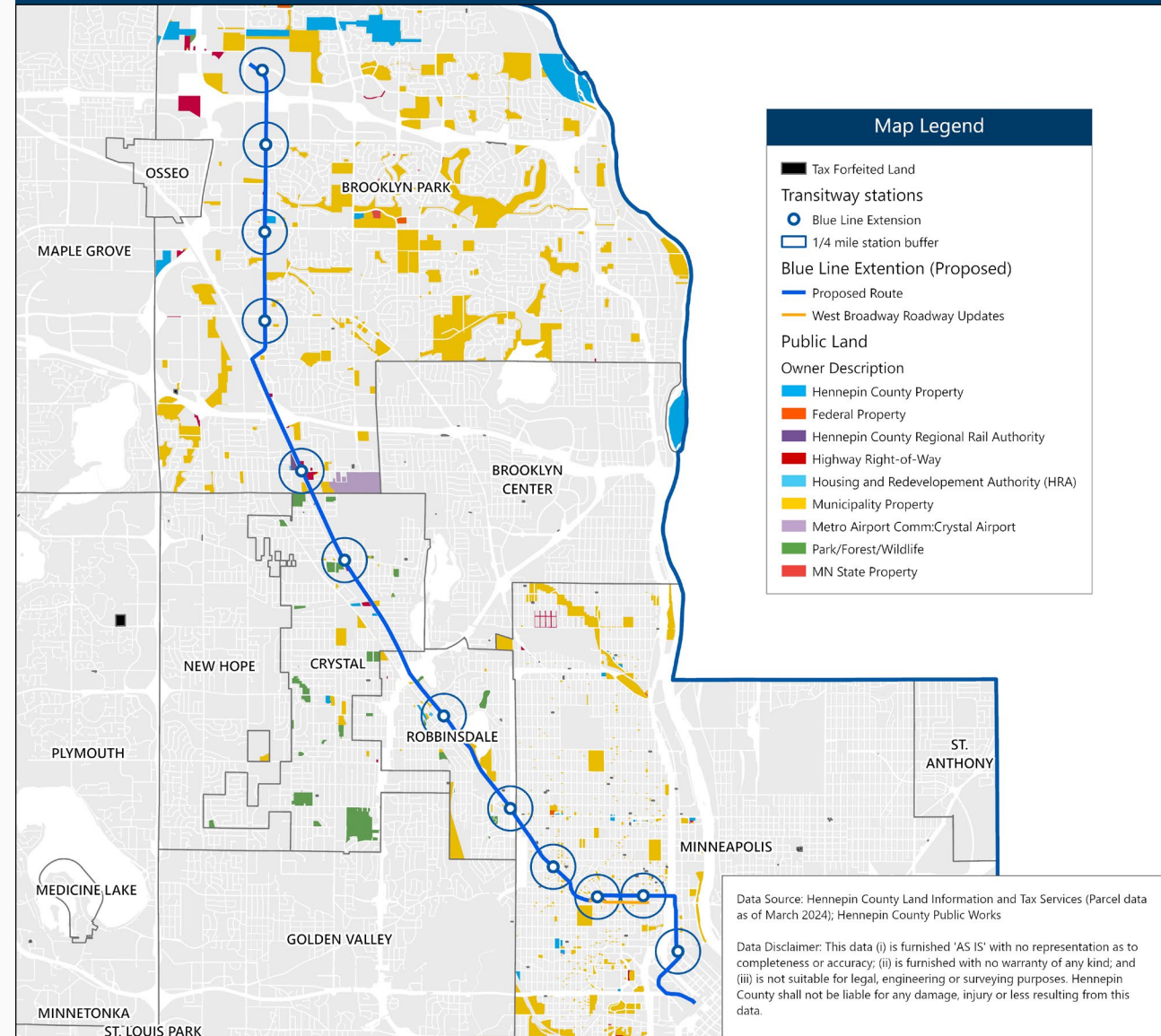
Connecting BLE businesses to Elevate Hennepin Services, geographically focused topical workshops

# Built environment-focused actions

Actions Hennepin County is taking	Actions the County is planning	Desired Outcomes
Provide relocation options for directly-impacted businesses	Timely permanent relocation plan for directly-impacted businesses	Existing small businesses remain and thrive in the corridor
Provide business advising, legal, marketing help (Elevate Hennepin)	Expand business advising capacity	
Learn from COVID-focused business support programs	Develop grants, loans, operating subsidies for small businesses	
Provide capital and support for CDCs and Land Trusts	Identify public land sites for redevelopment RFPs	Built outcomes driven by residents; Cultural placekeeping, placemaking
Fund programs to create affordable business space and homes	Gather user input to improve programs, develop new resources to support the work	New affordable business spaces and homes
Fund programs to help existing residents become homeowners		New affordable homeownership opportunities for existing residents
Fund programs to repair homes and preserve affordability (NOAH)		Preserve existing affordable housing stock

# Public land use

- Timely relocation for directly-impacted small businesses
- Redevelopment to achieve:
  - Affordable business space, ownership
  - Affordable housing, homeownership
  - Community-driven development



# People-focused actions

Actions Hennepin County is taking	Actions the County is planning	Desired Outcomes
Create Workforce Development strategy for BLRT and Corridor jobs	Offer workforce training to residents	Increase income and employment opportunities for existing residents
Learn from existing Guaranteed Basic Income (GBI) pilot program	Collaborate to develop Guaranteed Basic Income (GBI) for the corridor	Improve stability of existing households
Learn from COVID-focused / other Housing Cost Assistance programs	Develop Housing Cost Assistance program for the corridor	Improve income, wealth building opportunities for existing residents
Provide limited Right to Counsel to renters	Gather user input to improve Right to Counsel, other existing programs	Protect renters from involuntary displacement
Develop capacity-building program to support community-based orgs	Help communities build capacity to organize, influence outcomes	Community guides and influences human and built outcomes
Hire funded staff to drive the work	Develop new resources to support this work	(See above)

# Workforce development

Train corridor residents for:

- LRT construction + Admin jobs
- Operations + Maintenance Jobs
- Non-LRT jobs in the corridor



# Community engagement actions

Actions Hennepin County is taking	Actions the County is planning	Desired Outcomes
Partner with Anti-Displacement Work Group and other community members on actions and planning	Continue to involve community on actions, planning	Community-guided Coordinated Action Plan evolves with the work
Seek feedback on Coordinated Action Plan for Anti-Displacement	Use feedback to strengthen Coordinated Action Plan	
Implement Navigator program to provide direct support to residents and businesses	Deploy Navigators to deliver Anti-Displacement programs	Build awareness & participation in Anti-Displacement programs (see prior slides)
Hire funded staff to drive the work		Identify and address unmet needs driving displacement of residents and small businesses

# Navigator program

- Build awareness and participation by existing residents in Anti-Displacement programs
- Build awareness and participation by existing businesses in Anti-Displacement programs
- Identify and address unmet needs driving displacement of residents and small businesses



# Fundraising and governance actions

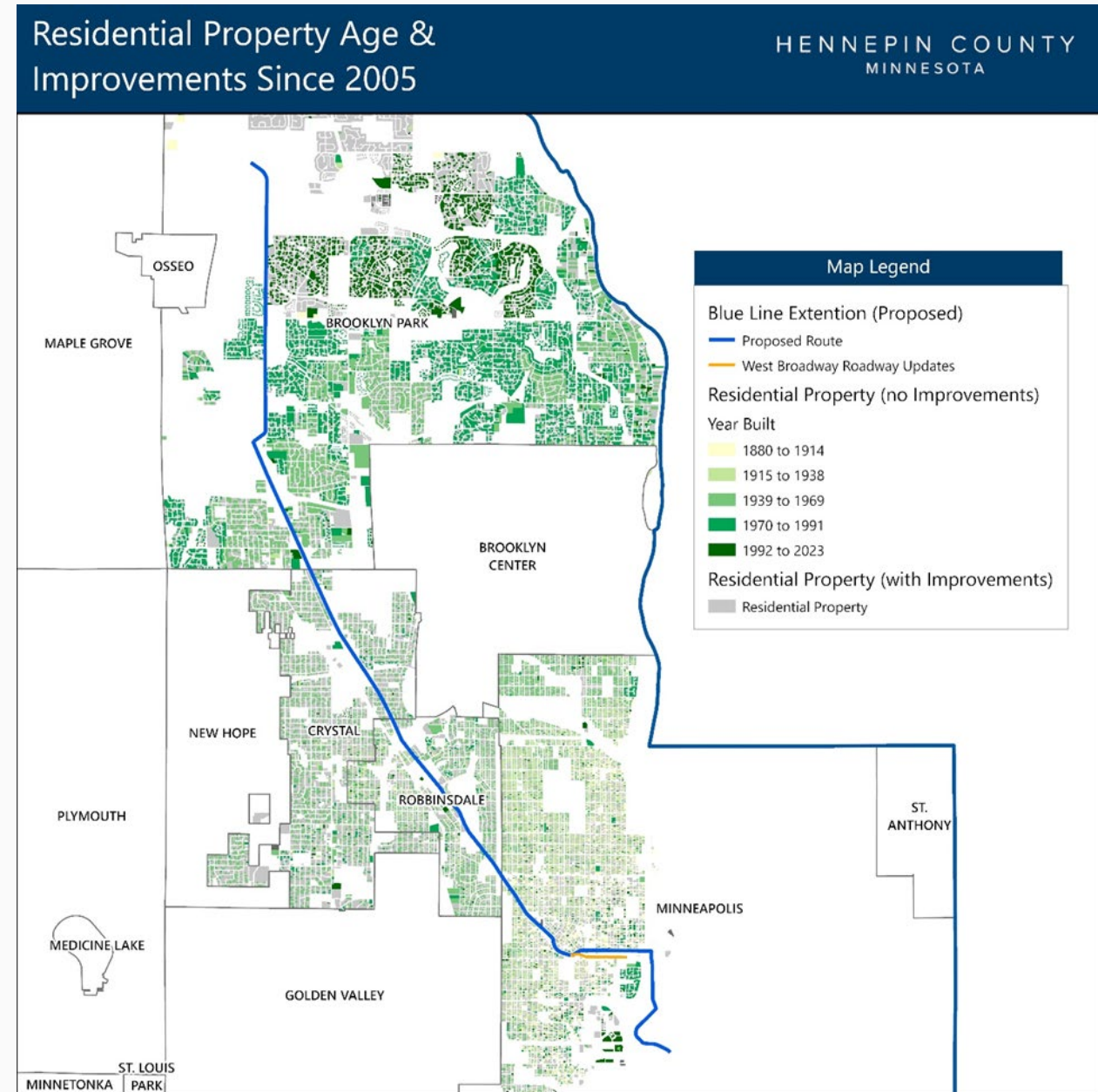
Actions Hennepin County is taking	Actions the County is planning	Desired Outcomes
Champion funding appropriation from State and Federal government	Continue to advocate for resources from all levels of government	Secure new resources to support Anti-Displacement implementation and build community prosperity
Pursue Federal grants to support Anti-Displacement implementation	Leverage Federal and local lobbying efforts to identify opportunities	
Identify steward organization for Corridor Funders Collaborative	Stand-up a Corridor Funders Collaborative	Establish external entity to develop and deploy financial resources
Leverage subject matter experts to support the work	Identify resources to support fundraising by Corridor Funders Collaborative	Maximize quantity and flexibility of resources to support implementation



# Corridor funders collaborative

Inform decision-making based on:

- Existing disparities + vulnerabilities
- Impact of proposed interventions
- Critical timing of action
- Local + national precedents



# Policy development actions

Actions Hennepin County is taking	Actions the County is planning	Desired Outcomes
Support MN Legislation to limit investor ownership of homes	Support investor divestment and transition to homeownership	Protect affordable housing stock for existing residents
Encourage City policymaking on Inclusionary Zoning and renter protections	Work with corridor partners to champion MN Legislation to protect existing residents and affordable housing stock	Create affordable homes within new development;
Provide Cities with technical assistance / sample ordinance, other assistance TBD		Help existing residents remain in their homes and/or neighborhood;
		Protect renters and applicants from discrimination



Eric Gustafson

[eric.gustafson@hennepin.us](mailto:eric.gustafson@hennepin.us)



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# Metropolitan Council Anti-Displacement Update



# Met Council Anti-Displacement Update

## Blue Line Extension contracting and workforce efforts

- Disadvantaged Business Enterprise (DBE) workshops
- Contracting options for increased flexibility




### SAVE THE DATE METRO BLUE LINE EXTENSION

#### WORKFORCE AND DISADVANTAGED BUSINESS ENTERPRISE MEET AND GREET

**Tuesday, June 20**  
10 a.m. - 12 p.m.

5th floor conference room  
1256 Penn Ave N, Minneapolis, MN 55411


Free parking ramp at Plymouth Ave entrance  
Plymouth Avenue C Line BRT transit stop



**Inviting Workforce and Disadvantaged Business Enterprise (DBE) organizations to a meet and greet with Metropolitan Council and Hennepin County. Hear BLRT Project updates along with workforce and DBE opportunities.**

The Blue Line Extension Project is anticipating starting construction in 2026. To ensure community opportunities to work on or subcontract on this major construction project, we are building up a network of relationships with key workforce and DBE stakeholders in the corridor.

The project will extend the existing Blue Line from Target Field Station northwest to Brooklyn Park and connect communities along the way. In 2023, the project will advance station and light rail planning and design, complete the draft environmental review, and share the recommendations from the anti-displacement work group efforts. As the project moves into this next phase, project staff will continue to solicit feedback and communicate with the community to ensure the project delivers maximum benefit. If you have questions regarding this event please contact:  
Joan Vanhala: joan.vanhala@hennepin.us



To find meeting materials, ways to share feedback, and the latest newsletter at the project website:  
 Visit [www.BlueLineExt.org](http://www.BlueLineExt.org)



# Met Council Anti-Displacement Update cont.

- Regional Development Guide: seeking to include anti-displacement policies as part of Imagine 2050



# Met Council Anti-Displacement Update cont...

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- Applied for U.S. DOT Thriving Communities Regional Pilot Grant Program
  - Technical assistance, planning, and capacity building
    - For disadvantaged and under-resourced communities
  - Support community-driven economic development, health, environment, mobility, and access goals





# Transit Oriented Development

Michael Krantz | Senior Manager, TOD Office

[metrotransit.org/tod](https://metrotransit.org/tod)





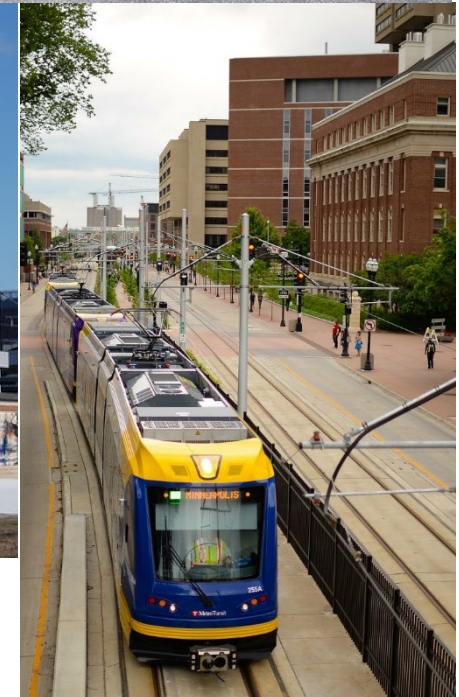


## Overview

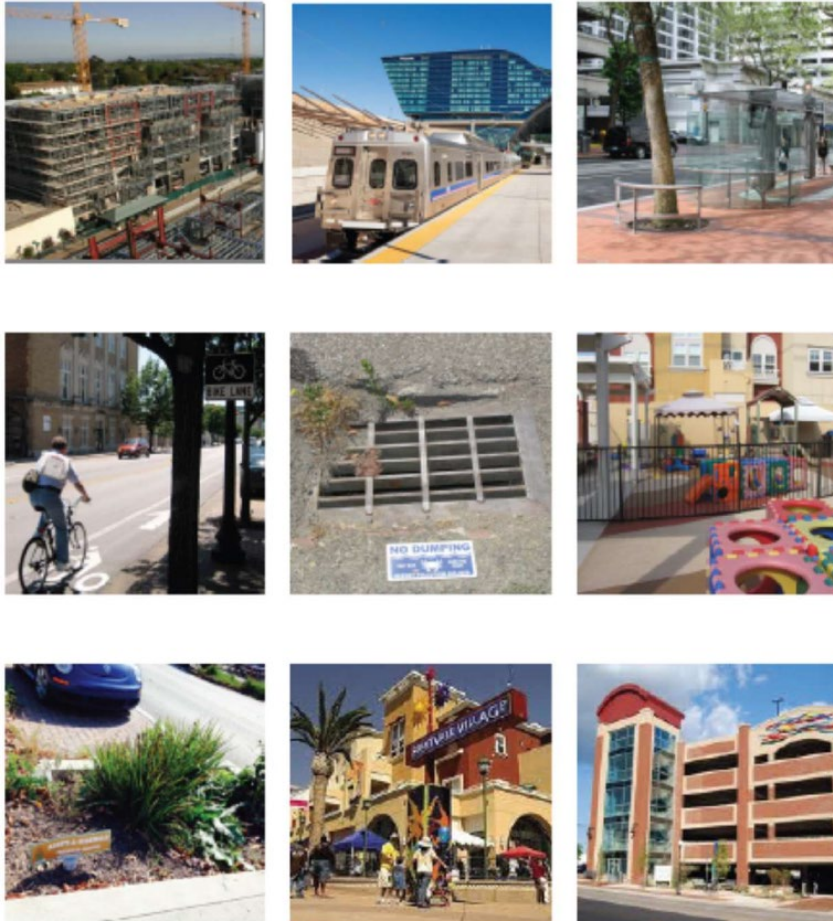
- What is TOD
- Benefits
- Development Trends Along Transit

## What is TOD?

- **Moderate to high-density development served by frequent transit and pedestrian-friendly streets in a neighborhood with a mix of uses, that allows people to live and work without a car.**



# Transit Oriented Communities



- Mix of uses: residential, commercial, retail, services, etc.
- Transit Connection
- Walkable streets
- Bike access
- Child care and health care facilities
- Community assets/connections
- Mix of housing affordability

# Benefits of TOD

- Improve health
- Improve safety
- Increase economic development
- Protect natural systems
- Reduce GHG emissions
- Advance equity



# Improve Health



Walking

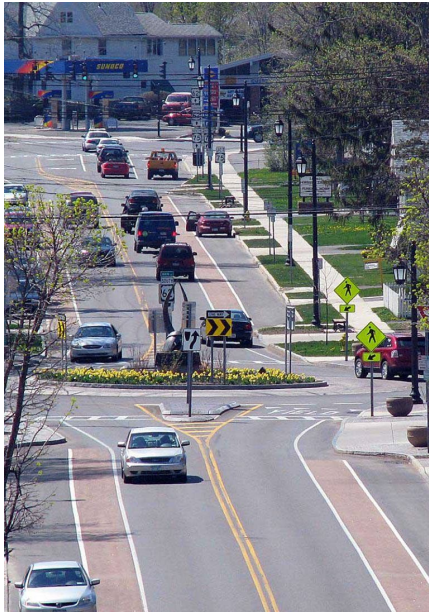


Biking

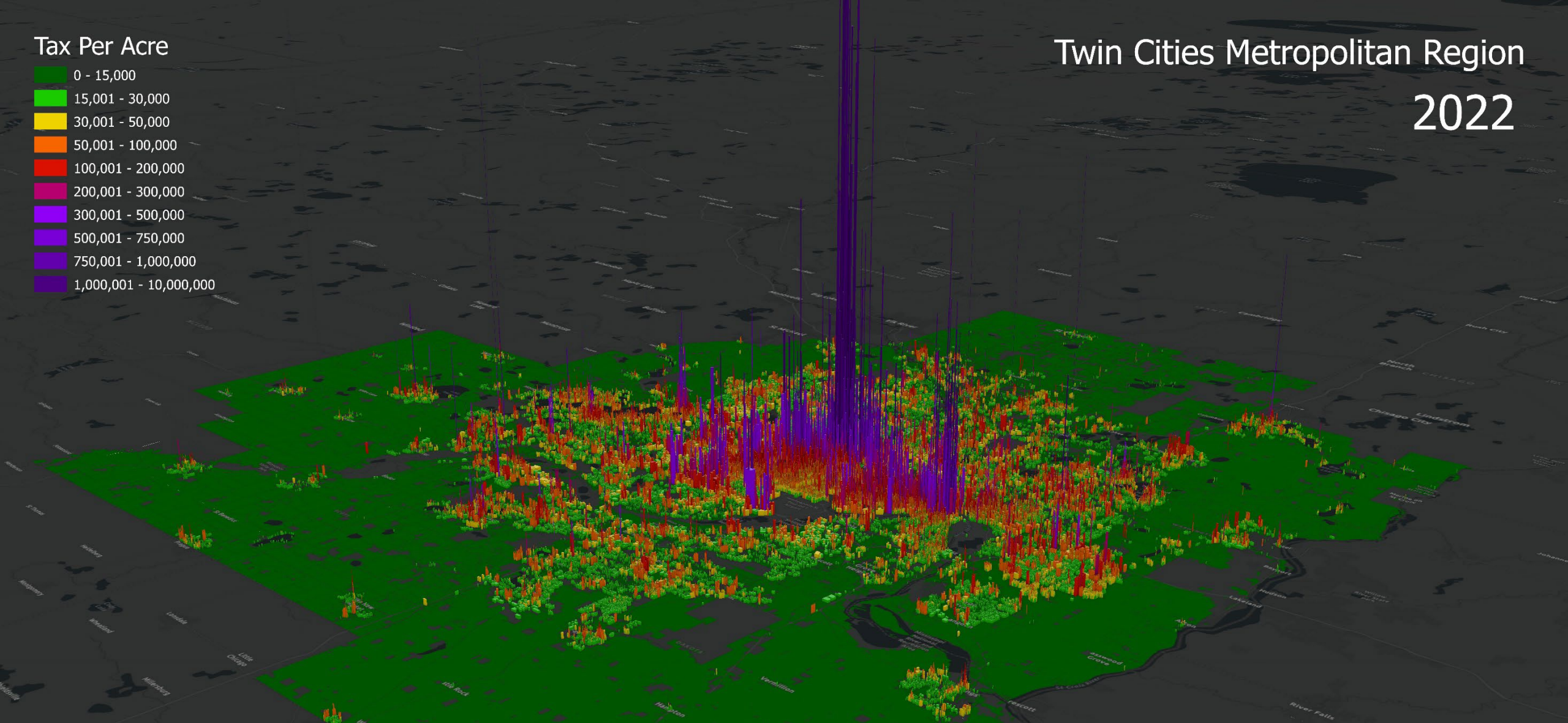


Transit

# Improve Safety

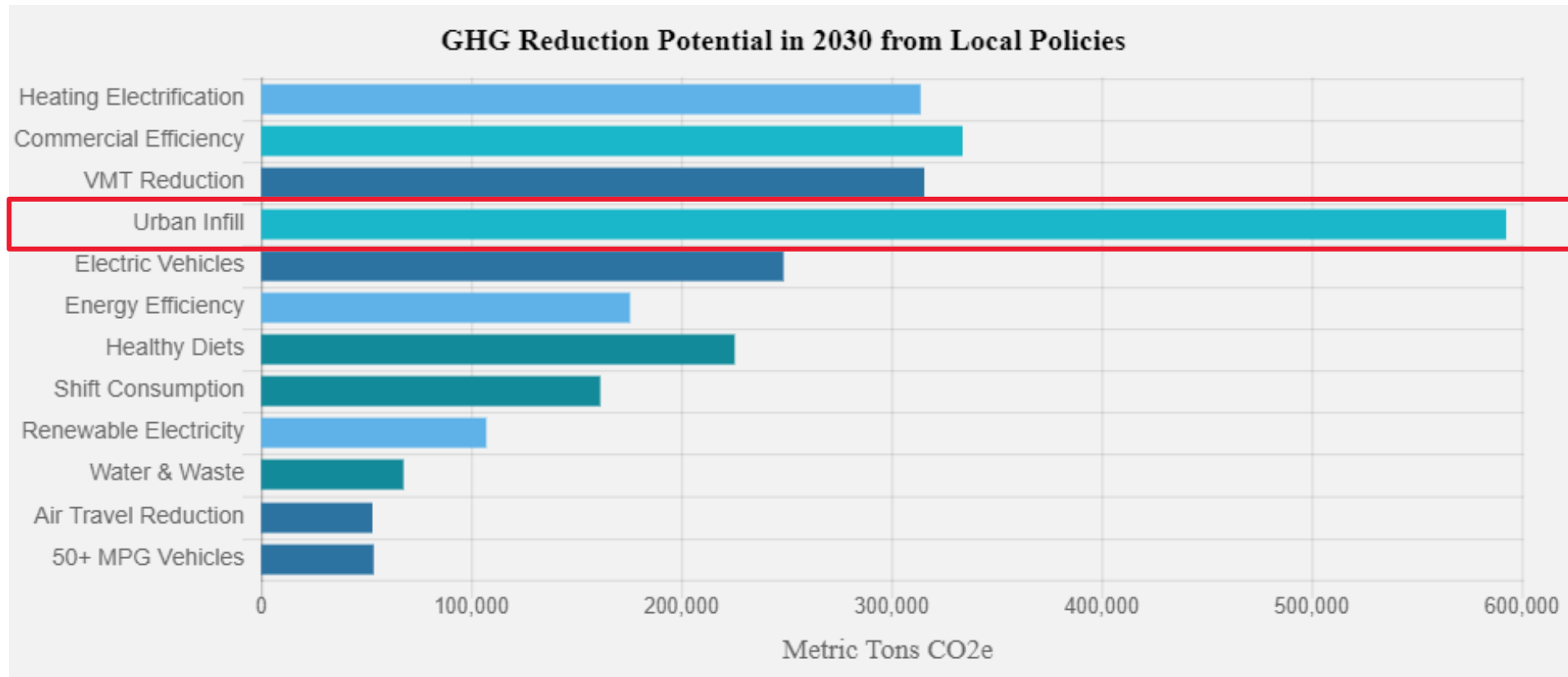


Tax Per Acre



**Increase Economic Development/Tax Base**

# Reduce GHG Emissions



Source: CoolClimate Network, University of Berkeley



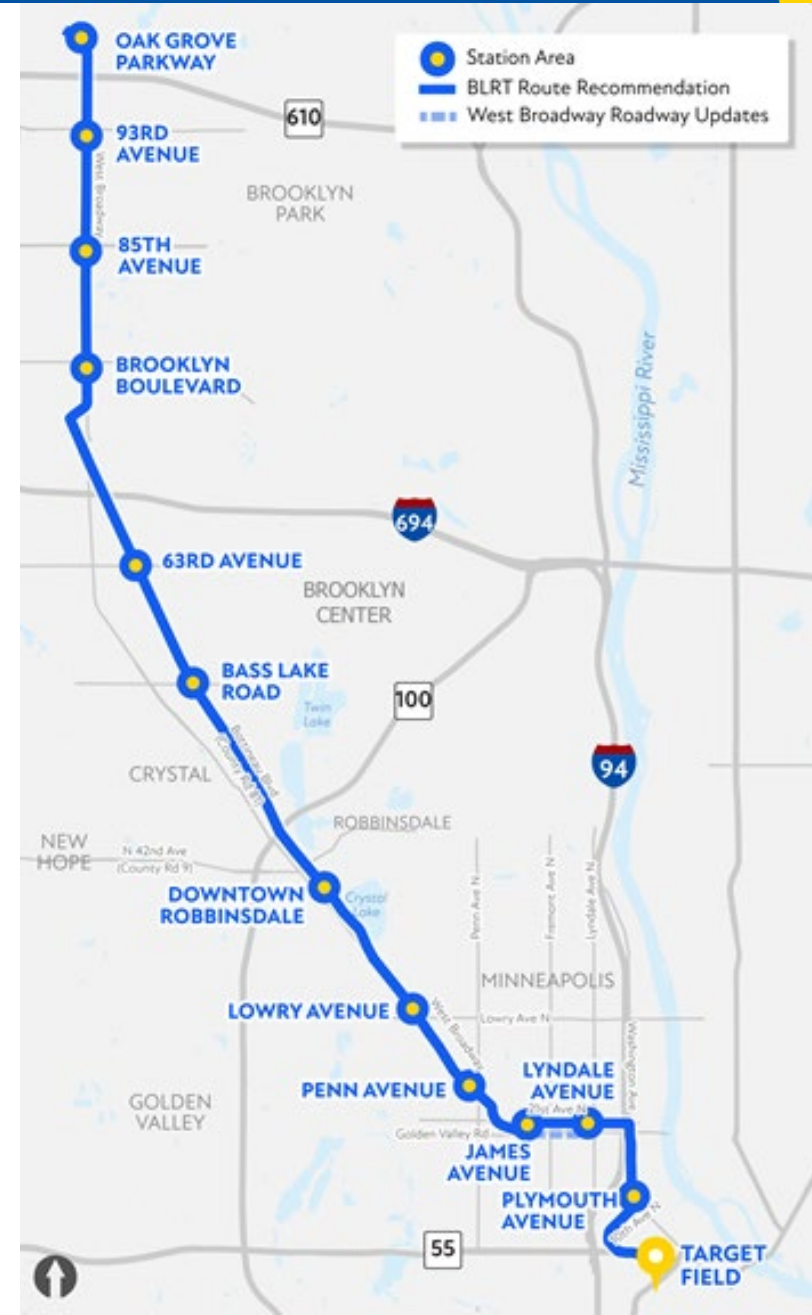
# Advance Equity

- Access to opportunity
  - Jobs, housing, health care, food, etc.
- Housing + transportation affordability
- Health and safety



# FTA TOD Pilot Planning Grant

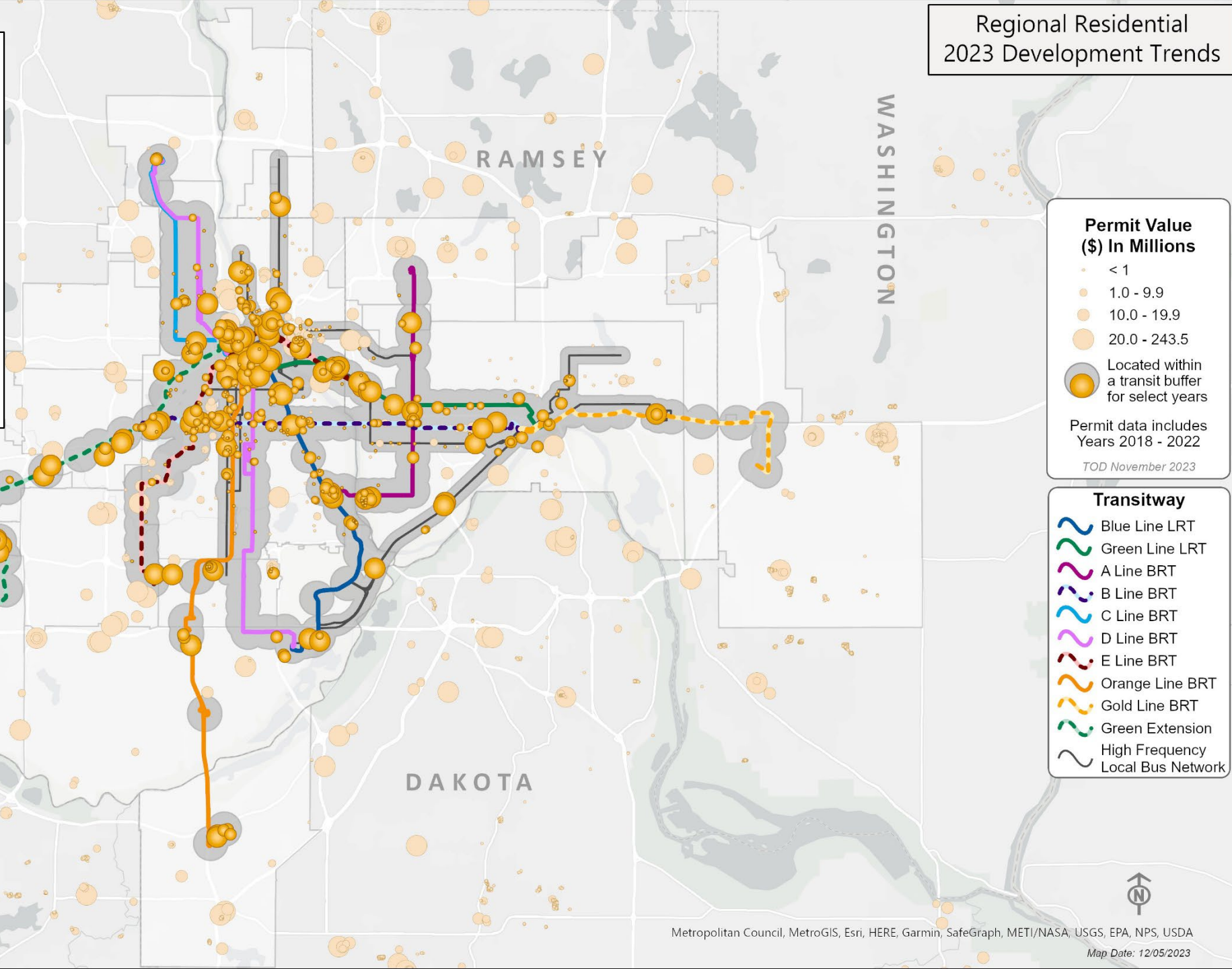
- Purpose: Station Area Planning
- Work Plan:
  - Visioning
  - Housing Strategy
  - Economic Development Strategy
  - Multimodal Transportation Strategy
  - Climate Change Strategy
- Advance Equity & Anti-Displacement
- Budget: \$700k



# Regional Residential 2023 Development Trends

High Frequency Transitway station areas and buffers make up **just 3.2%** of the 7-county metropolitan region by land area.

Since 2009, **34%** of regional development & **43%** of multifamily development has been permitted along high frequency transitways.



**Permit Value (\$)  
In Millions**

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 243.5

● Located within a transit buffer for select years

Permit data includes Years 2018 - 2022

TOD November 2023

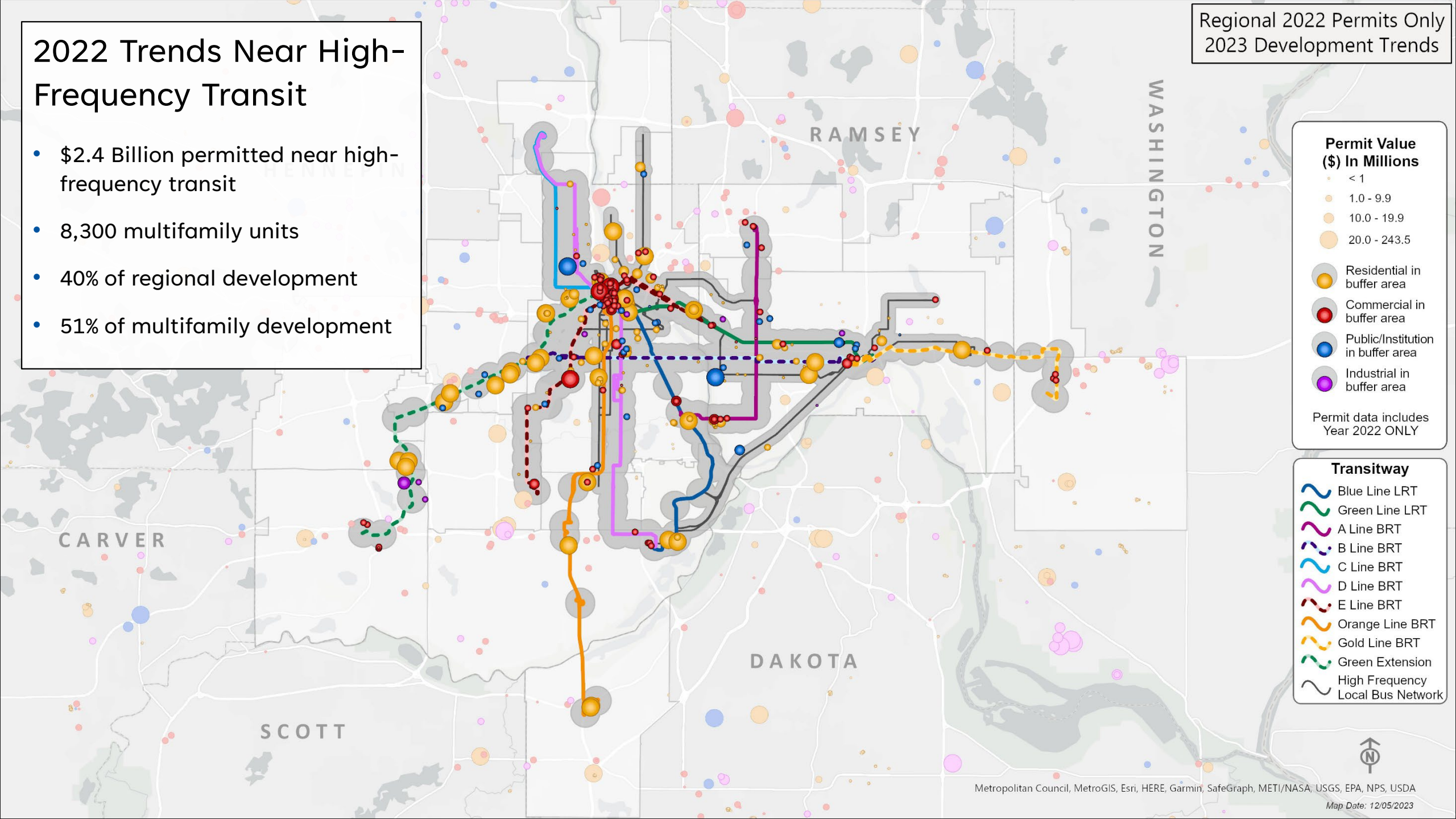
**Transitway**

- Blue Line LRT
- Green Line LRT
- A Line BRT
- B Line BRT
- C Line BRT
- D Line BRT
- E Line BRT
- Orange Line BRT
- Gold Line BRT
- Green Extension
- High Frequency Local Bus Network

# 2022 Trends Near High-Frequency Transit

- \$2.4 Billion permitted near high-frequency transit
- 8,300 multifamily units
- 40% of regional development
- 51% of multifamily development

Regional 2022 Permits Only  
2023 Development Trends



### Permit Value (\$ In Millions)

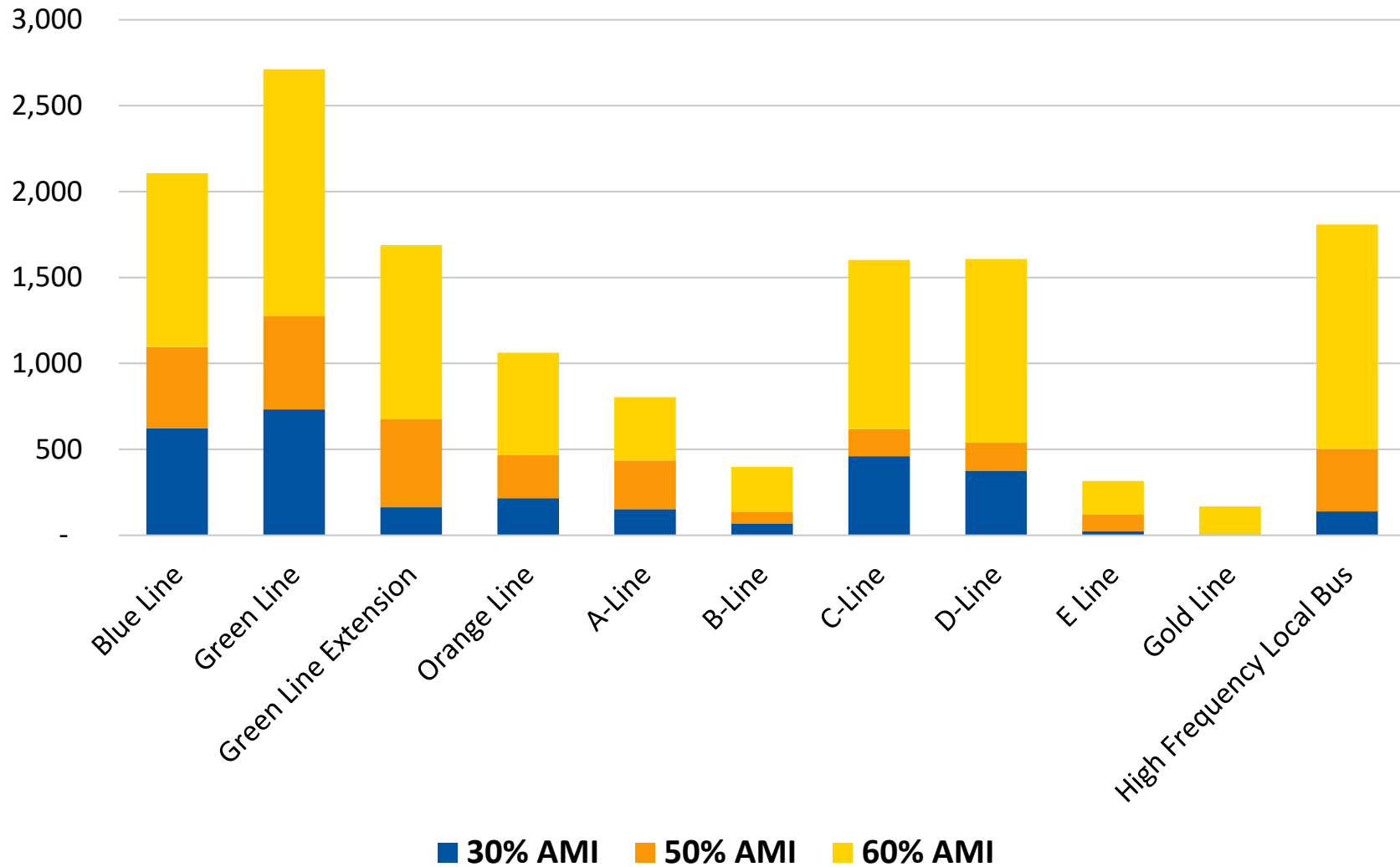
- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 243.5

- Residential in buffer area
- Commercial in buffer area
- Public/Institution in buffer area
- Industrial in buffer area
- Multifamily in buffer area

Permit data includes Year 2022 ONLY

### Transitway

- Blue Line LRT
- Green Line LRT
- A Line BRT
- B Line BRT
- C Line BRT
- D Line BRT
- E Line BRT
- Orange Line BRT
- Gold Line BRT
- Green Extension
- High Frequency Local Bus Network



## Affordable Housing Near Transit

- 50% of units affordable at 60% AMI built near transit
- 79% of units affordable at 30% AMI built near transit

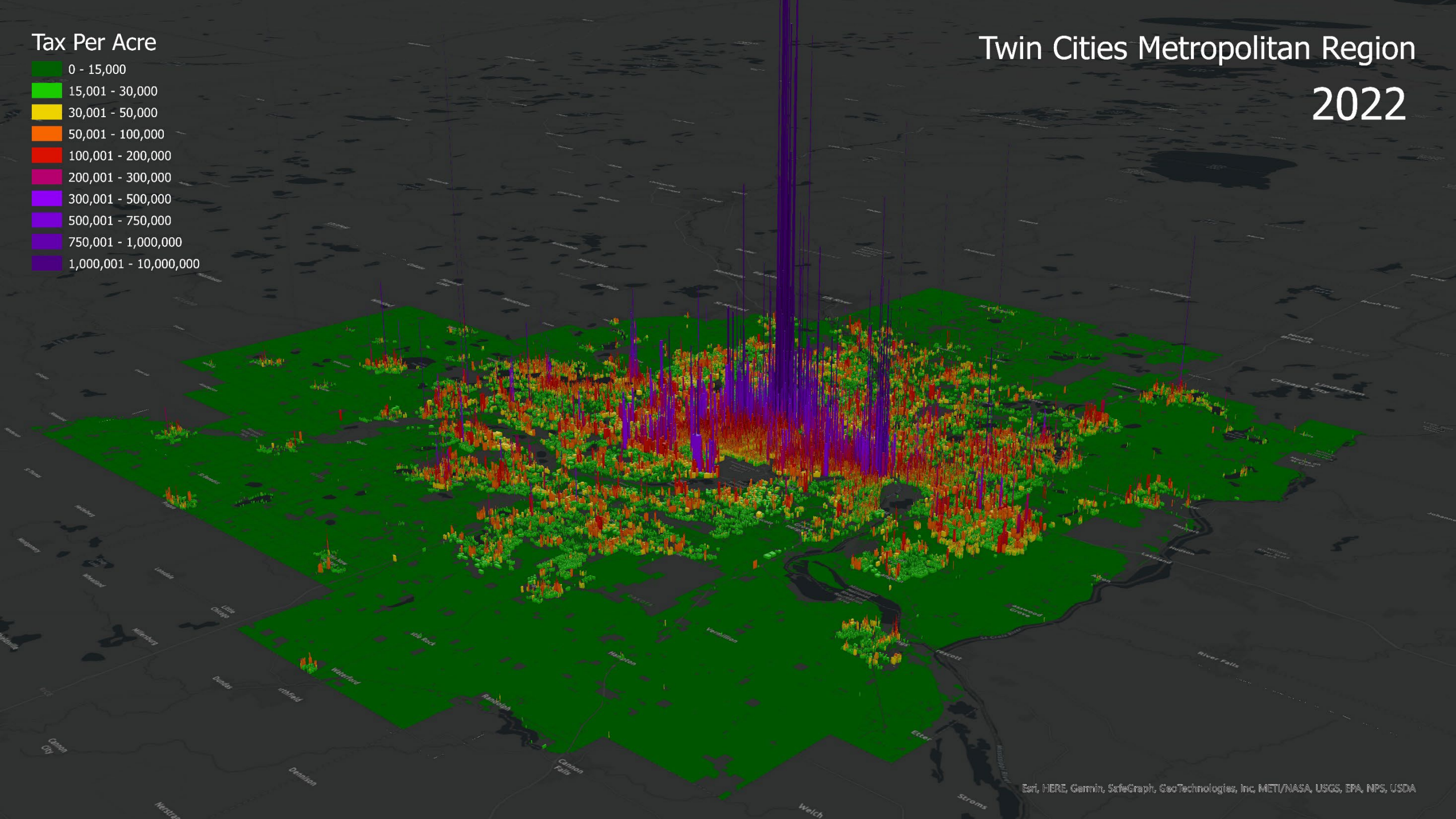
**Affordable Housing Near Transit**

# Tax Per Acre

- 0 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- 100,001 - 200,000
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 10,000,000

# Twin Cities Metropolitan Region

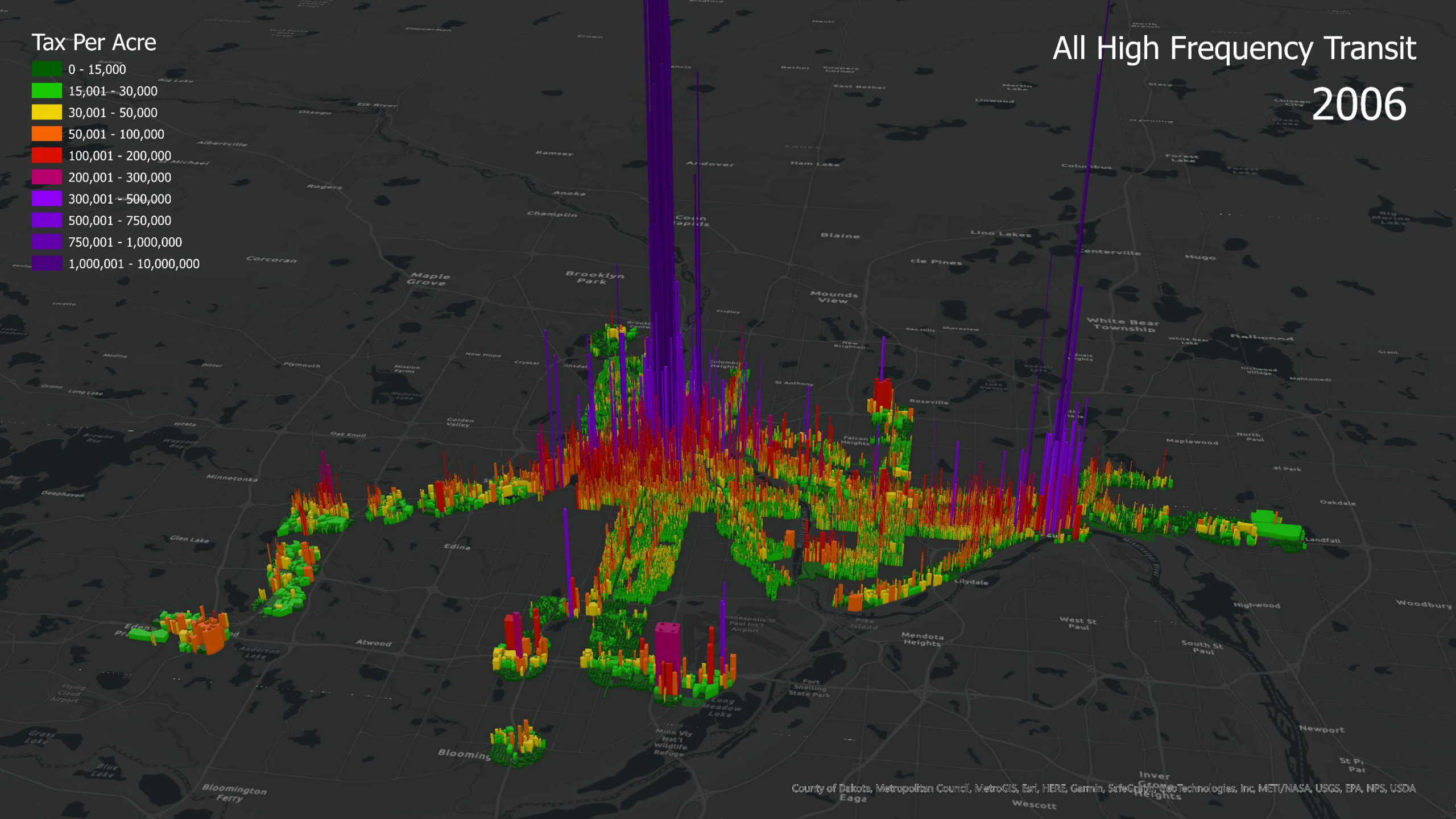
# 2022



# Tax Per Acre

- 0 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- 100,001 - 200,000
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 10,000,000

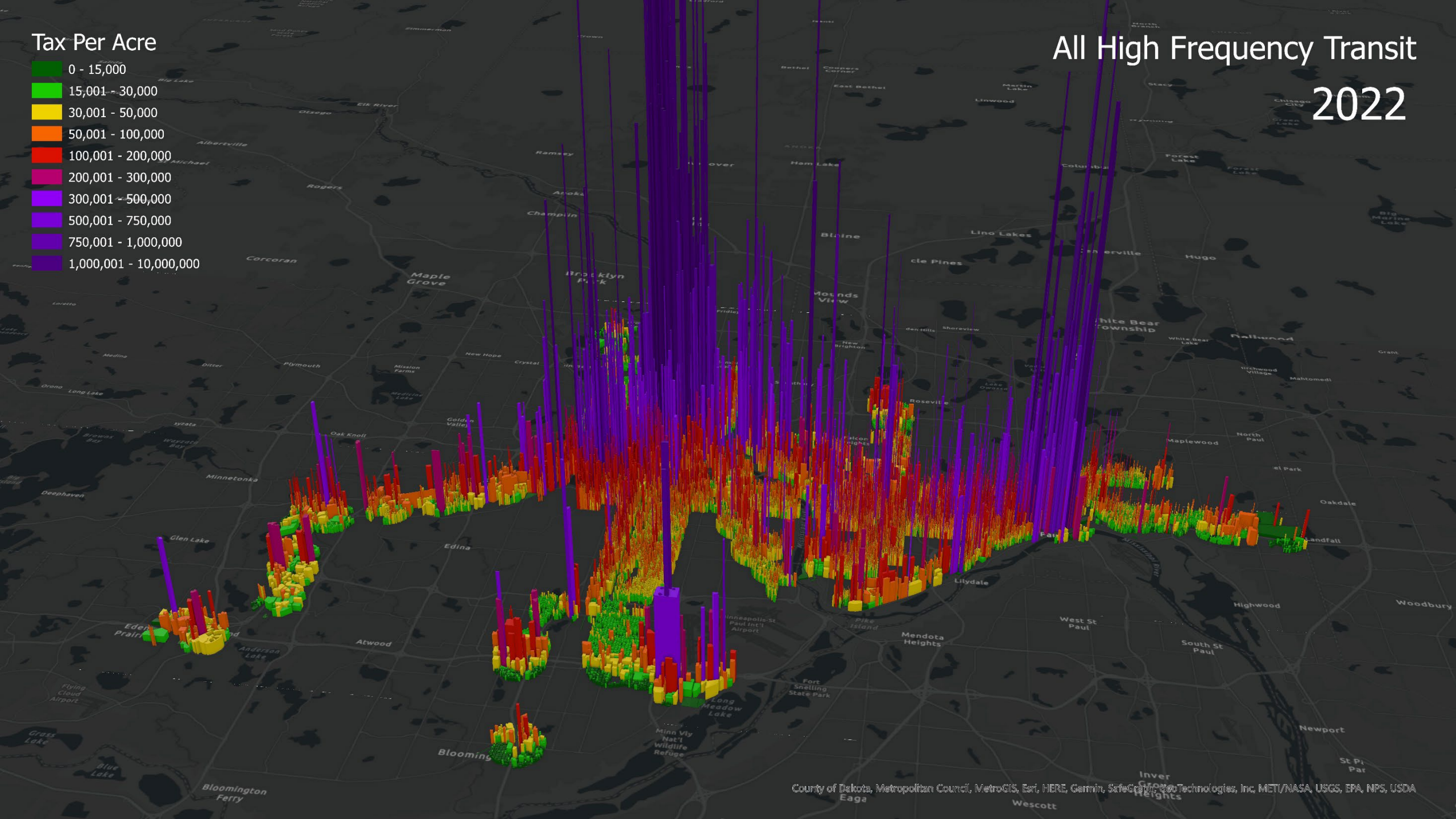
# All High Frequency Transit 2006



# Tax Per Acre

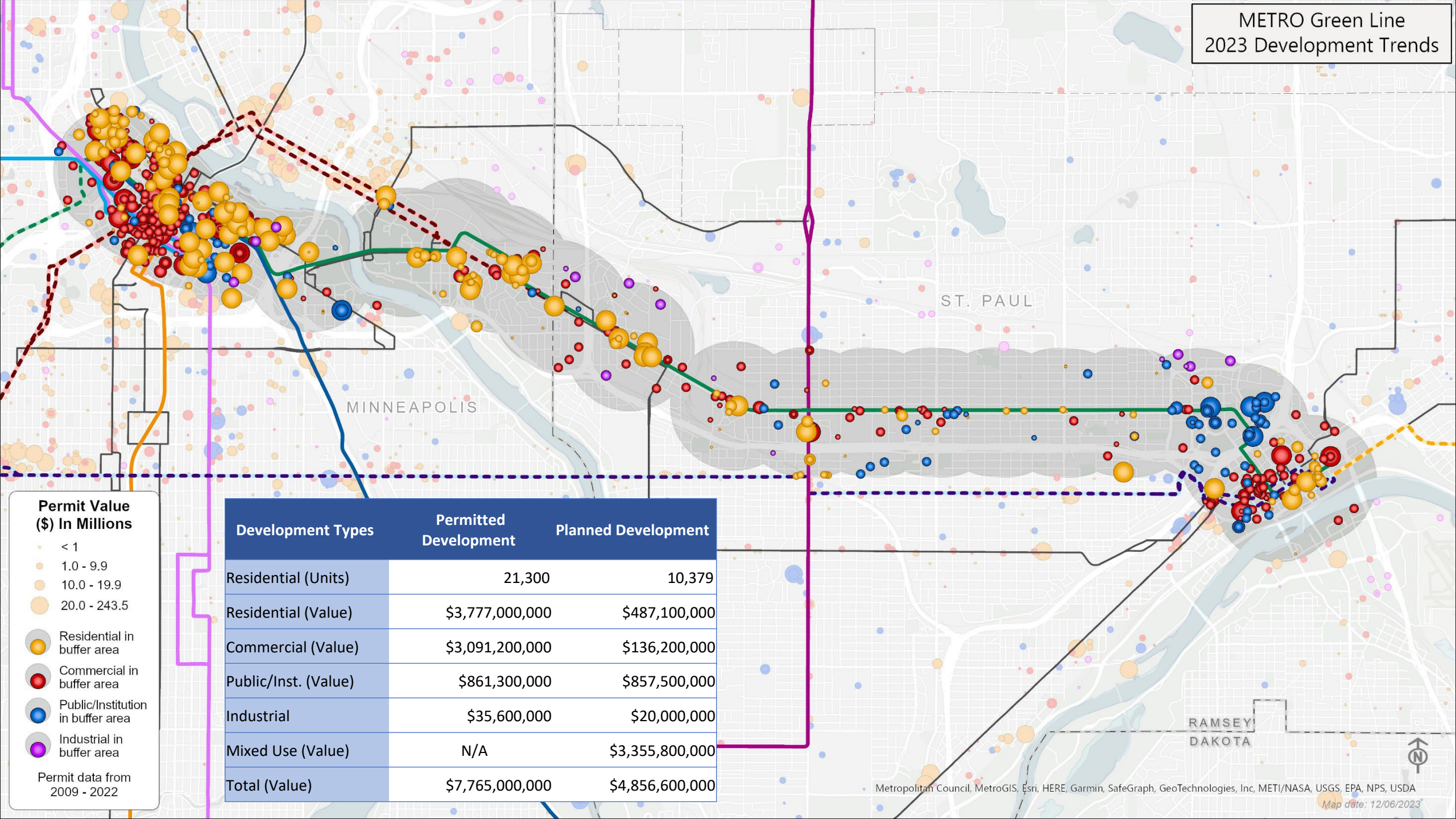
- 0 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- 100,001 - 200,000
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 10,000,000

# All High Frequency Transit 2022





# METRO Green Line 2023 Development Trends



### Permit Value (\$) In Millions

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 243.5
- Residential in buffer area
- Commercial in buffer area
- Public/Institution in buffer area
- Industrial in buffer area

Permit data from 2009 - 2022

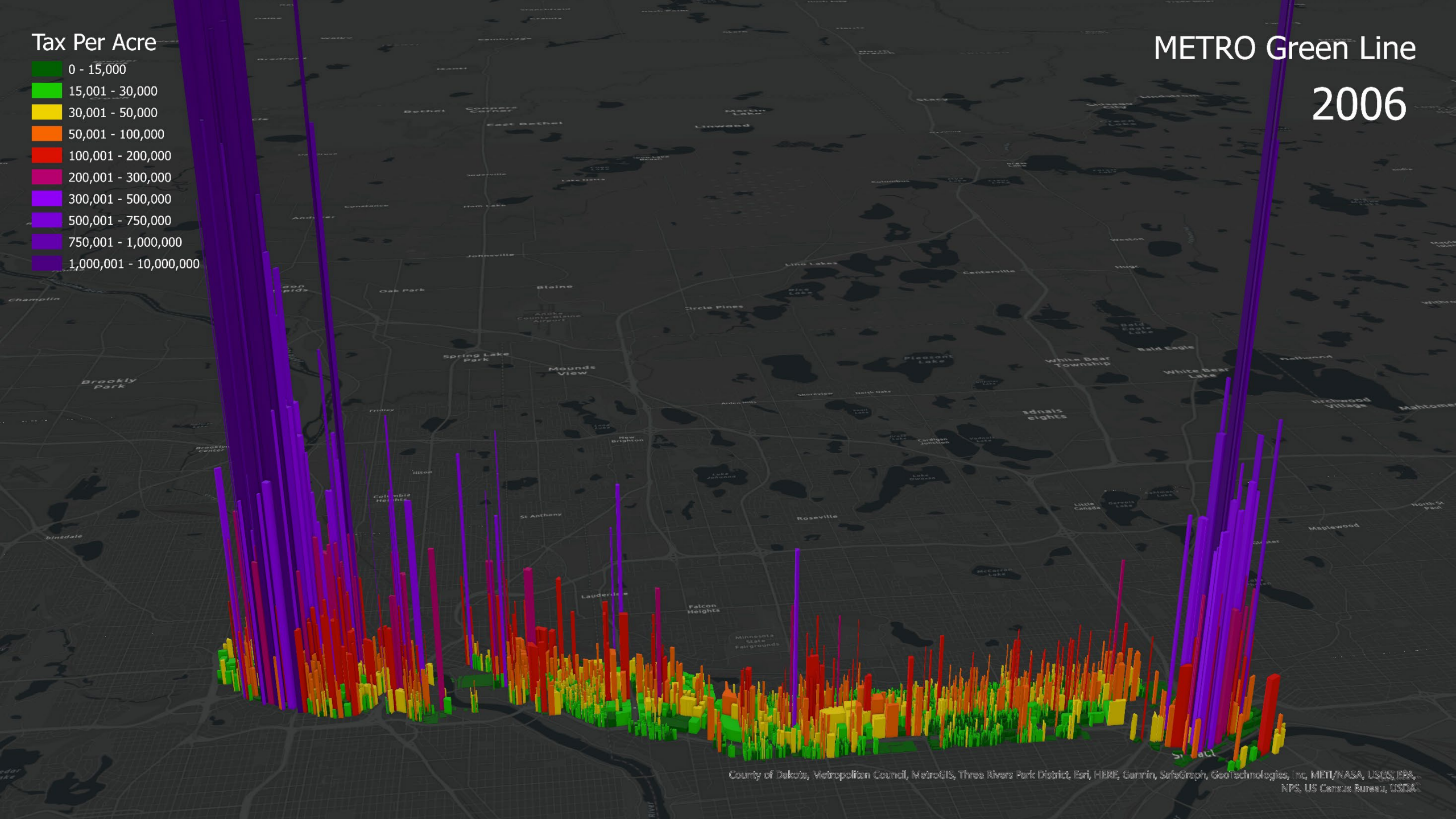
Development Types	Permitted Development	Planned Development
Residential (Units)	21,300	10,379
Residential (Value)	\$3,777,000,000	\$487,100,000
Commercial (Value)	\$3,091,200,000	\$136,200,000
Public/Inst. (Value)	\$861,300,000	\$857,500,000
Industrial	\$35,600,000	\$20,000,000
Mixed Use (Value)	N/A	\$3,355,800,000
<b>Total (Value)</b>	<b>\$7,765,000,000</b>	<b>\$4,856,600,000</b>

# Tax Per Acre

- 0 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- 100,001 - 200,000
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 10,000,000

# METRO Green Line

# 2006

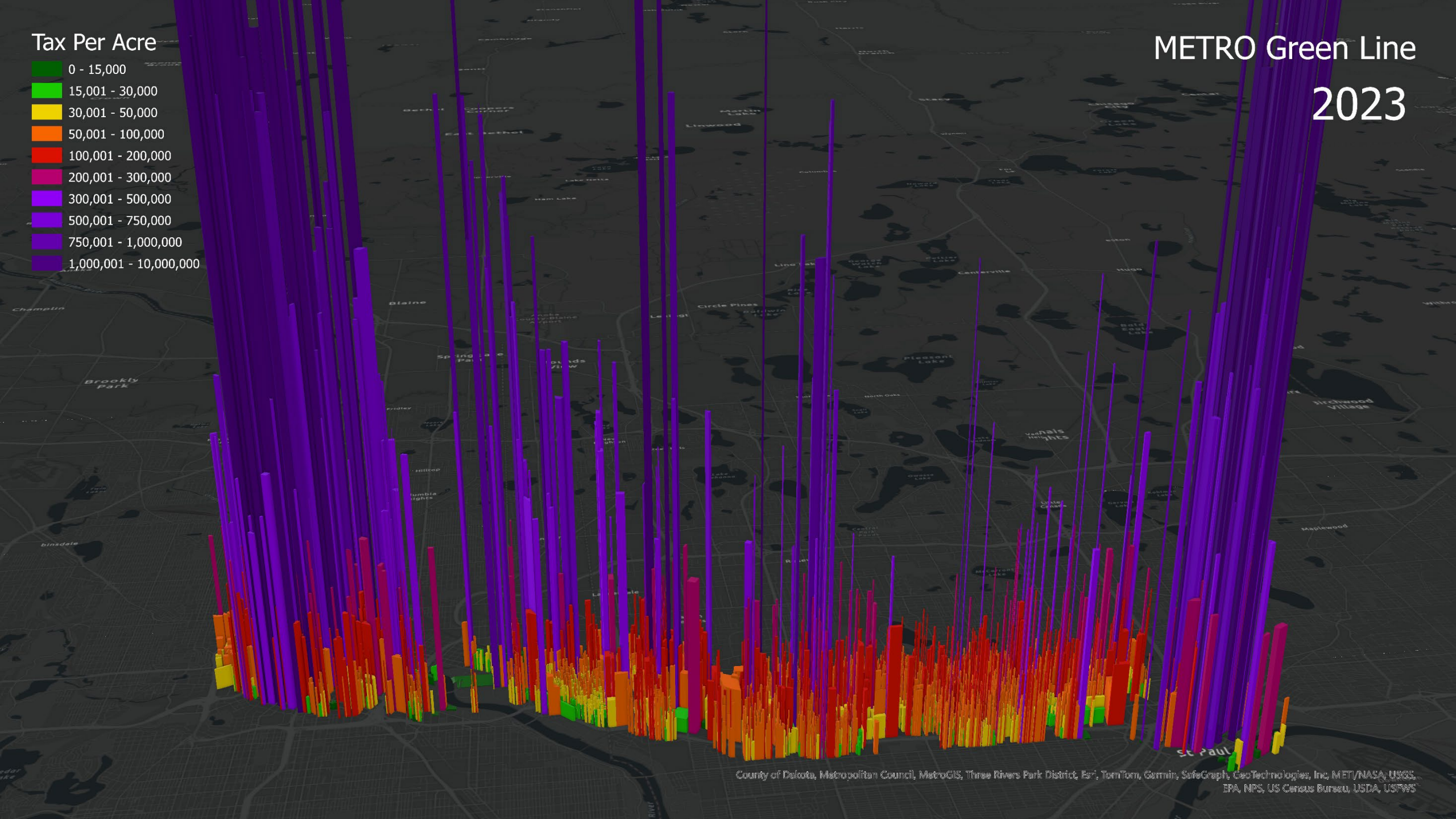


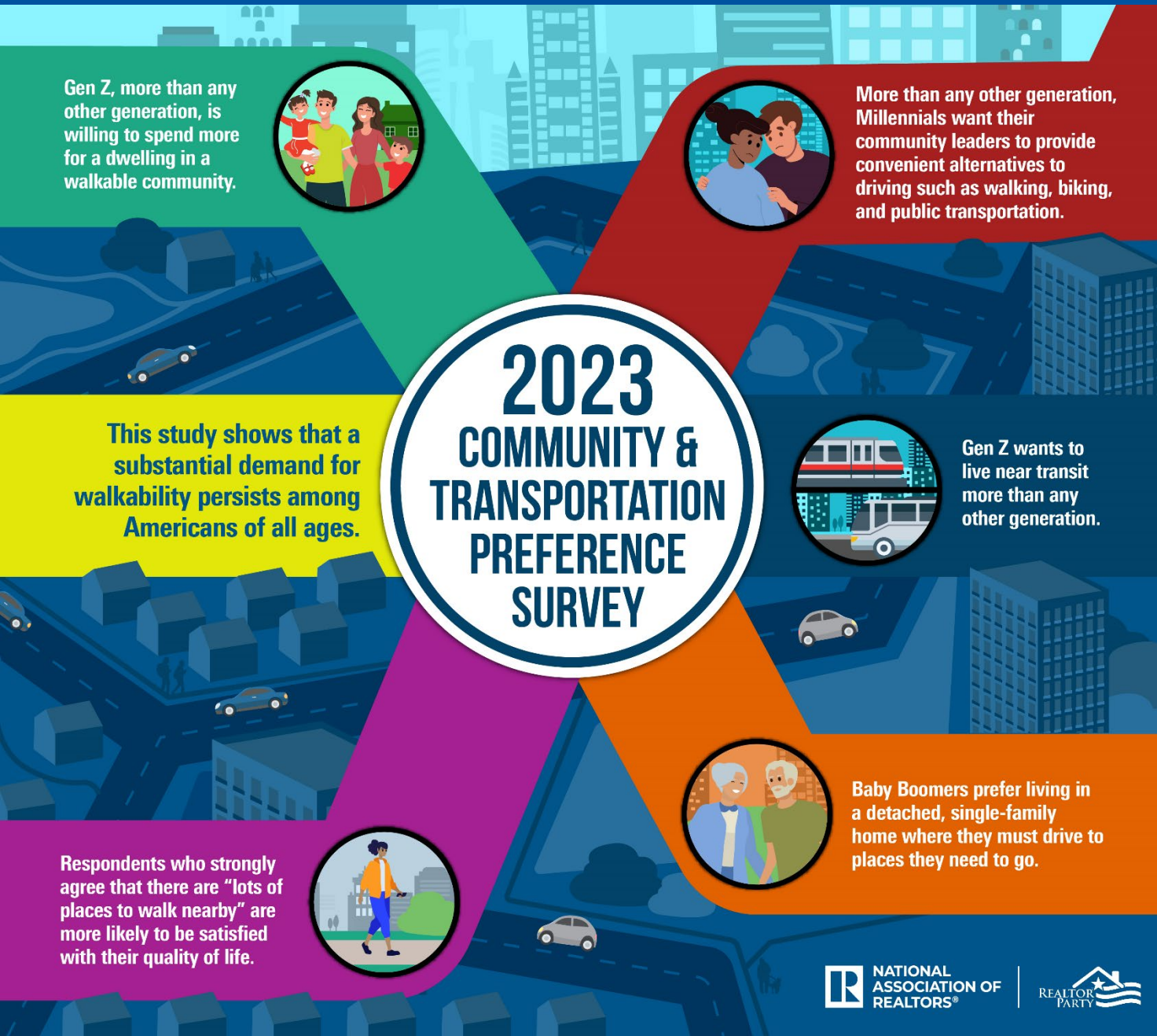
# Tax Per Acre

- 0 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- 100,001 - 200,000
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 10,000,000

# METRO Green Line

# 2023





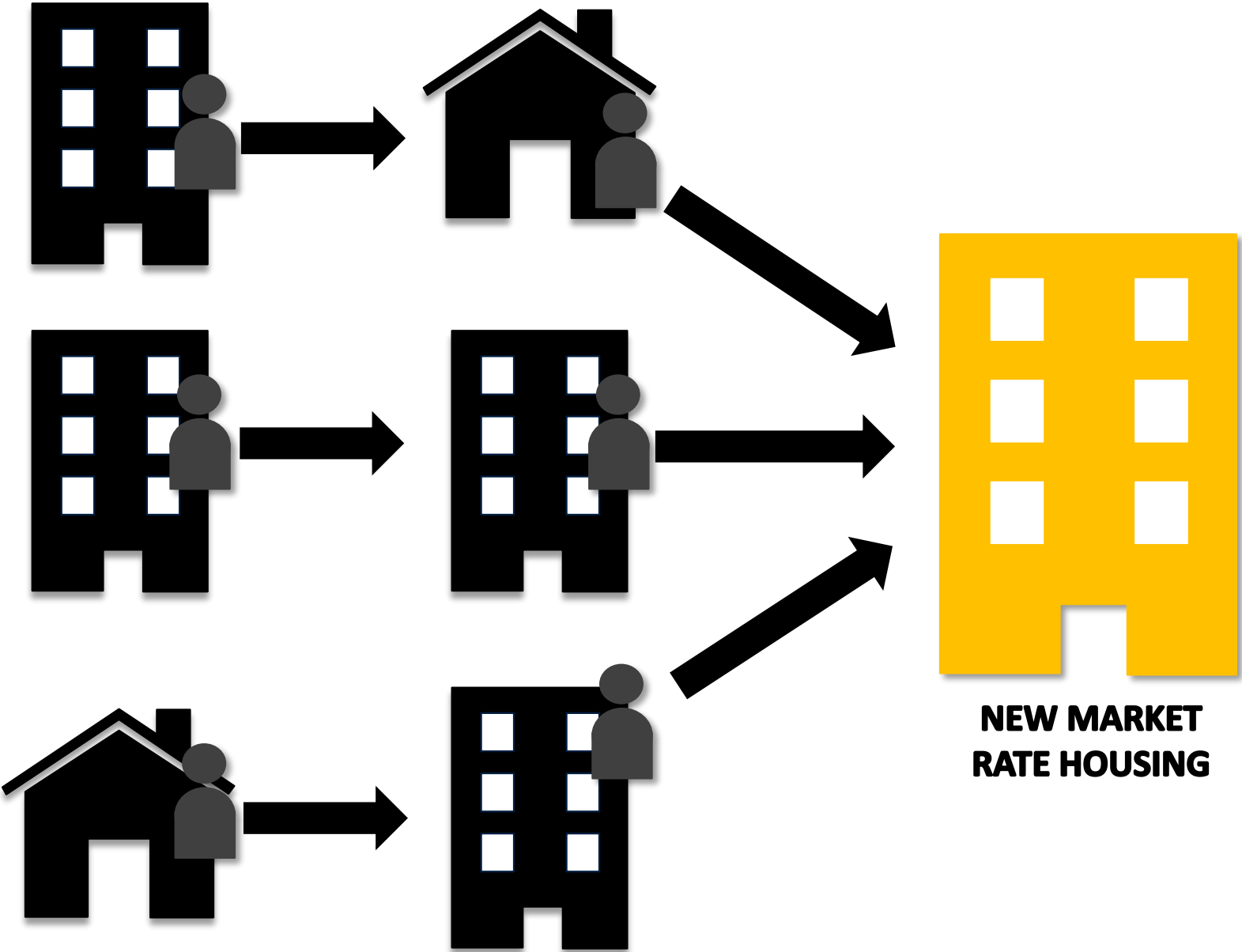
“Compared to previous years, 2023 shows the biggest advantage for denser more walkable communities.”

*-National Association of Realtors*

**“Chain of moves”**  
creates vacancies across  
metropolitan areas

**100 new market-rate**  
units lead to **70 new**  
vacancies in lower-  
income neighborhoods

**Increasing the housing**  
supply is a strategy to  
increasing housing  
affordability



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# Design Update



# Utility Coordination

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Design coordination is advancing from 30 percent

- Utilities are a key coordination issue along the whole alignment
- Field work to verify existing conditions and underground utilities has been underway
- Public utilities
  - Water, sewer, storm
- Private utilities
  - Electric (Transmission and Distribution), Gas, Telecom, etc.



# Utility Coordination cont.

- Identify conflicts with the rail project
- Determine facilities that need to be relocated, upgraded or replaced
  - Public utility conflicts are relocated with the project
  - Private utilities are given notice to relocate prior to or coordinated with LRT construction





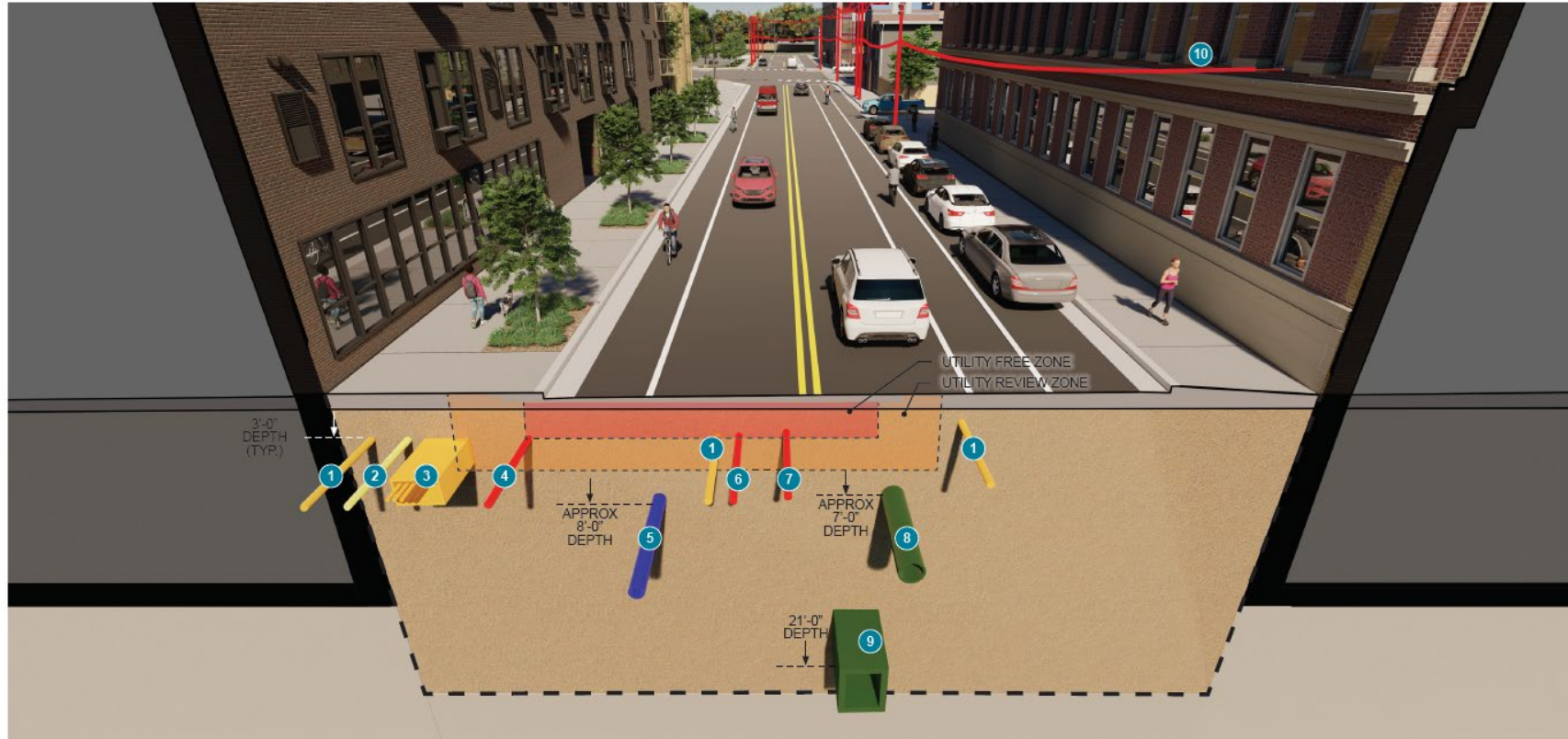
# Utility Coordination – 10<sup>th</sup> Avenue

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- Dual underground Xcel transmission lines run on 10th Avenue between 7th Street and Washington Avenue
- Coordination with Xcel has begun
  - Project will issue notice and orders to Xcel for relocation of the transmission line after receipt of the record of decision
  - We anticipate this relocation can be accomplished within our construction timeline
  - Exploring opportunities to accelerate the timeline for planning relocation route prior to environmental record of decision



# Utility Coordination – 10<sup>th</sup> Avenue (existing)



- 1 COMMUNICATION LINE
- 2 CENTERPOINT GAS MAIN
- 3 ASSUMED CENTURYLINK 24-WAY MTD
- 4 ASSUMED ELECTRIC LIGHTING CONDUIT
- 5 6" WATERMAIN
- 6 PAIRED XCEL 115KV TRANSMISSION LINE
- 7 PAIRED XCEL 115KV TRANSMISSION LINE
- 8 21" RCP STORM SEWER
- 9 54" X 42" BRICK SANITARY SEWER
- 10 XCEL POLES / OVERHEAD DISTRIBUTION AND COMMUNICATION LINES

**DRAFT**

DRAFT - WORK IN PROCESS



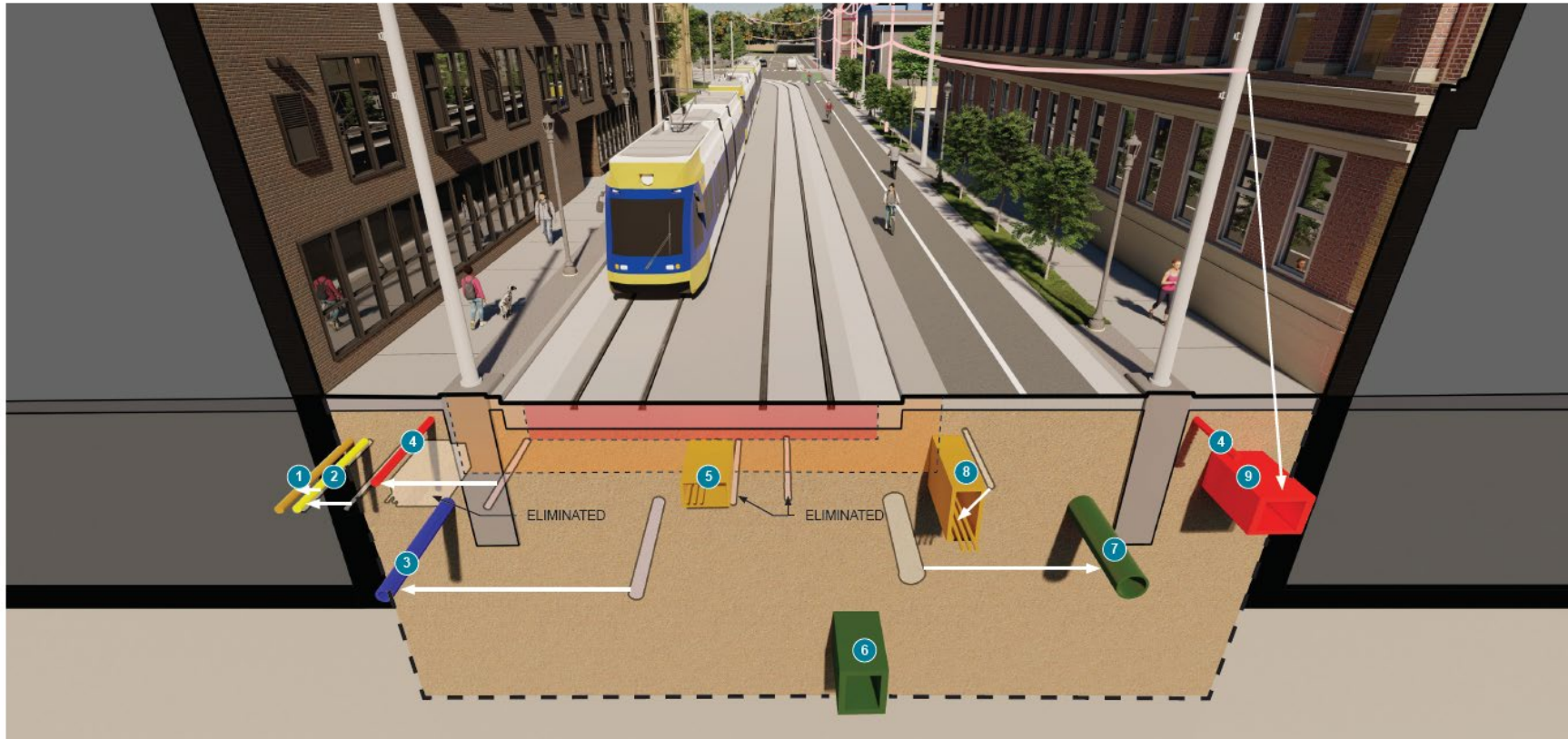
## 10th Ave - Existing Roadway & Utility Location and Types

This exhibit superimposes the required Utility Free Zone and Utility Review Zone necessary for LRT operations per the 30% alignment layout.

04/01/2024



# Utility Coordination – 10<sup>th</sup> Avenue (build)



- |                        |                                                          |                                           |                                                                                                            |
|------------------------|----------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1 COMMUNICATION LINE   | 4 TRAFFIC / LIGHTING ELECTRICAL AND FIBER CONDUITS       | 6 EXISTING 54" X 42" BRICK SANITARY SEWER | 8 JOINT TRENCH FOR COMMUNICATION LINE                                                                      |
| 2 CENTERPOINT GAS MAIN | 5 METRO TRANSIT LRT COMMUNICATION & ELECTRICAL DUCT BANK | 7 21" STORM SEWER                         | 9 XCEL POLE / OVERHEAD DISTRIBUTION AND COMMUNICATION LINES MOVED TO UNDERGROUND XCEL DISTRIBUTION CONDUIT |
| 3 6" WATERMAIN         |                                                          |                                           |                                                                                                            |

DRAFT - WORK IN PROCESS

## 10th Ave - Conceptual Utility Construction Relocation Phasing



04/05/2024



# Utility Coordination

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## Next Steps

- Continue coordination with all utilities
- Regular Utility coordination meetings specific to Cities
  - Includes city engineering staff and private utility providers
  - Determine design
  - Evaluate and coordinate construction timelines



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