

Metropolitan Council

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Meeting of the Southwest Corridor Management Committee  
October 5, 2022, 10:00 a.m., Metro Transit Heywood Facility

Members/Alternates Present	Chair Charlie Zelle Asad Ahliwad Mike Barnes Molly Cummings Dan Duffy	Patrick Hanlon James Hovland John Pacheco Nick Thompson Brad Wiersum	Tim Brausen (Alt) Suzanne Sobotka (Alt)
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**1. CALL TO ORDER**

Chair Charlie Zelle called the October 5, 2022, meeting of the Southwest Corridor Management Committee to order at 10:00 a.m. and welcomed attendees. Members introduced themselves.

**2. APPROVAL OF MINUTES**

Chair Zelle presented the August 3, 2022, SWLRT Corridor Management Committee meeting minutes for approval. Mayor Wiersum made a motion to approve the minutes. Council Member Brausen seconded the motion. The minutes were unanimously approved.

**3. DEVELOPMENT UPDATE – CITY OF ST. LOUIS PARK**

Sean Walther and Karen Barton from St. Louis Park provided an update on the recent developments in the city of St. Louis Park. Since 2016, there have been over 23 projects constructed or are in the pipeline in St. Louis Park. Nine have been completed, four are under construction, and 10 have been approved, for a total investment of \$586M, of which \$16M is TIF provided funds from the city. Of those developments, over 2,000 are residential units, with 683 being affordable.

Sean Walther mentioned that the public investments in the area are focused on connections and access to the LRT station areas. The City is also working on pedestrian and bike improvements. Sean went over other city improvements near the LRT stations.

Some of the city development highlights were presented, which include:

- Rise on 7. Located on Texas Avenue south of Highway 7. 120 units, all affordable housing units.
- Louisiana Crossing. Loffler Headquarters renovated the space which will have over 500 employees that will be walking distance to the LRT station.
- Olyhi. Located at 36<sup>th</sup> Street and Wooddale. Mixed use with 63 affordable units, 315 total units, along with 1,600 sf of commercial space. Expect to break ground in 2023.
- Arbor House. 114 units of workforce affordable housing.
- Union Park Flats. Near Wooddale station. Construction starts Spring of 2023. Building will have 60 units, all affordable units.
- Via Sol. A five-story building with 152 affordable units, 218 total units, along with some commercial space.
- Nordic Ware. Longstanding business that has expanded and will have 67,000 sf addition going up. Also to hold a Bundt Café which will be accessed from the trail and LRT.
- Beltline Station Redevelopment. There will be four buildings, one will be a parking structure for LRT and the development. These will be mixed use buildings with some commercial, along with a market rate senior building.
- Corsa. Construction began earlier this Spring on Beltline Boulevard. 25 affordable units with 250 total units; 7400 sf commercial.
- Risor. 55+ community with 18 affordable units and 170 total units.
- Parkway Residences. In between Lake Street and Beltline Stations. 211 new units, including 6 affordable units and 24 of the units will be preserved from before the development.

Asad Ahliwad asked if these new projects address 3- and 4-bedroom units. Karen responded that yes, there is a certain number of larger bedroom units to be included as part of the inclusionary housing policy.

Council Member Brausen mentioned most of the developments are happening because of SWLRT coming through. The City is using leveraged tax increment financing and also utilizing zoning controls. To address the climate action plan, there will be a use of solar installations and a number of green features. City staff are doing an incredible job of leading this development work.

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

Mr. Jim Alexander, Green Line Extension Project Director, provided an update on the project. At this time, negotiations continue with the Systems contractor to get to a re-baselined schedule.

Jim reported there has been over \$2B in permitted and planned community development along the corridor. Photos were shown of the development along the line.

The project is currently over 60% complete with the Civil construction and about 5% complete in the field with the Systems work. There have been 3,800 individuals that have worked on the project through August 2022. 79 percent of Minnesota counties have someone bringing home a paycheck from the project. There are over 100 subcontractors with the Civil contractor, and approximately 25 on the Systems contract. Photos were shown of the current construction. All 16 stations are now under construction. Track is installed or being worked on through Eden Prairie into Minnetonka. Work continues in the Kenilworth tunnel area, and we are currently about 70% complete with the Secant wall work.

Jim provided an update on the trails. Some segments of the South Cedar Lake trail have been opened, and we continue to look for opportunities to open others. There will be additional short term trail closures as the Systems work begins in this area. Jim stated we will continue to update CMC on developments of the trail openings.

Mayor Hanlon reported on the meeting recently held with the bike riding and trail user community. This was a positive meeting where Jim and his team did a great job of responding to the concerns.

Mayor Hovland asked what the economic development percentage is along the line. Nick Thompson responded that Metro Transit puts together an annual development report along transitways which should have an updated number in December. We can share this at the next meeting.

Mayor Wiersum mentioned that Minnetonka is doing a lot of work around the Opus area. The roadway system in Opus is unique with a lot of rerouting and renaming roads specifically tied to LRT. Some commercial property owners mentioned the burden of this renaming, and Mayor Wiersum asked to keep informed if there are any sources of grants or money for property owners due to the project.

Photos were shown of the Systems work. Jim stated the Systems contractor continues to build systems equipment and store it temporarily until needed in the field. This has been a good investment for the project.

Jim provided an update on the public involvement. Through September, there have been over 220 meetings with stakeholders, continued hotline calls and engagement with the public. We have held 12 public walking tours in the four cities this year, which were very popular. The tours have now concluded for this year.

#### **5. DBE/WORKFORCE UPDATE**

Jon Tao from the Office of Equity and Equal Opportunity reviewed the DBE achievements as of July 31, 2022. The disaggregated numbers were shared for the construction contracts. 85% of these dollars are going to MN owned DBE firms. Jon's office continues to work with the contractors and subcontractors to listen to their concerns and watch their progress.

The workforce numbers were shared. Jon mentioned the numbers for the Civil achievements are on par with other MnDOT and construction contracts within the region. In talking with the DBE and Workforce Advisory Committee, we need to look at additional avenues so the goals can be reached and surpassed. An additional column was added for construction workers for the project.

The DBE numbers for the Systems contract will increase as more work on the Systems contract begins.

Dan Duffy reported on the Business Advisory Committee, which met last week at Optum. At this meeting, Jim Alexander provided a project update and then a tour of the City West station. It is great to see all the development happening at the stations and along the corridor.

Mayor Hovland asked what the role of CMC is in regard to dealing with the shortfall. Chair Zelle said there is ongoing conversations with Hennepin County, the Governor's Office and Met Council. The federal delegation is aware and also looking at possibilities. Mayor Hovland mentioned CMC is here to help and would like to know the strategy and to the extent allies are needed at the county or federal level. Mayor Wiersum also stated any way that we can be supportive we will help.

## **6. ADJOURN**

Chair Zelle thanked all for participating today. The next regular meeting is scheduled for December 7. The meeting adjourned at 10:55 a.m.

Respectfully Submitted,

Dawn Hoffner, Recording Secretary