Corridor Management Committee

July 16, 2019

BROOKLYN PARK | CRYSTAL | ROBBINSDALE | GOLDEN VALLEY | MINNEAPOLIS

Today's Topics

- Introductions
- Chair's Update
- Project Update
- Hennepin County Community Works Update

Chair's Update

Project Update

2019 Project Activities

- Completed 90% Design elements
  - Park and rides
- Support Cultural Resources (Section 106) efforts on the 90% design
- Continue FTA coordination
  - Submit New Starts application with updated schedule
- Allocate staff time to other projects & Council Departments

Activities On Hold

- Right of way acquisition activities
- Preparation of 100% plans and specifications
- Preparation and submittal of FFGA application

Environmental Update

- Section 106: Historic/Cultural Resources
  - Phase II Archaeological Study at floodplain mitigation site
    - March 4, 2019: Final Report submitted to FTA
- Floyd B. Olson memorial statue
  - March 29: Approval by Minneapolis City Council for acceptance of statue as gift to city
  - May 2: Consultation meeting on pre-30% design plans

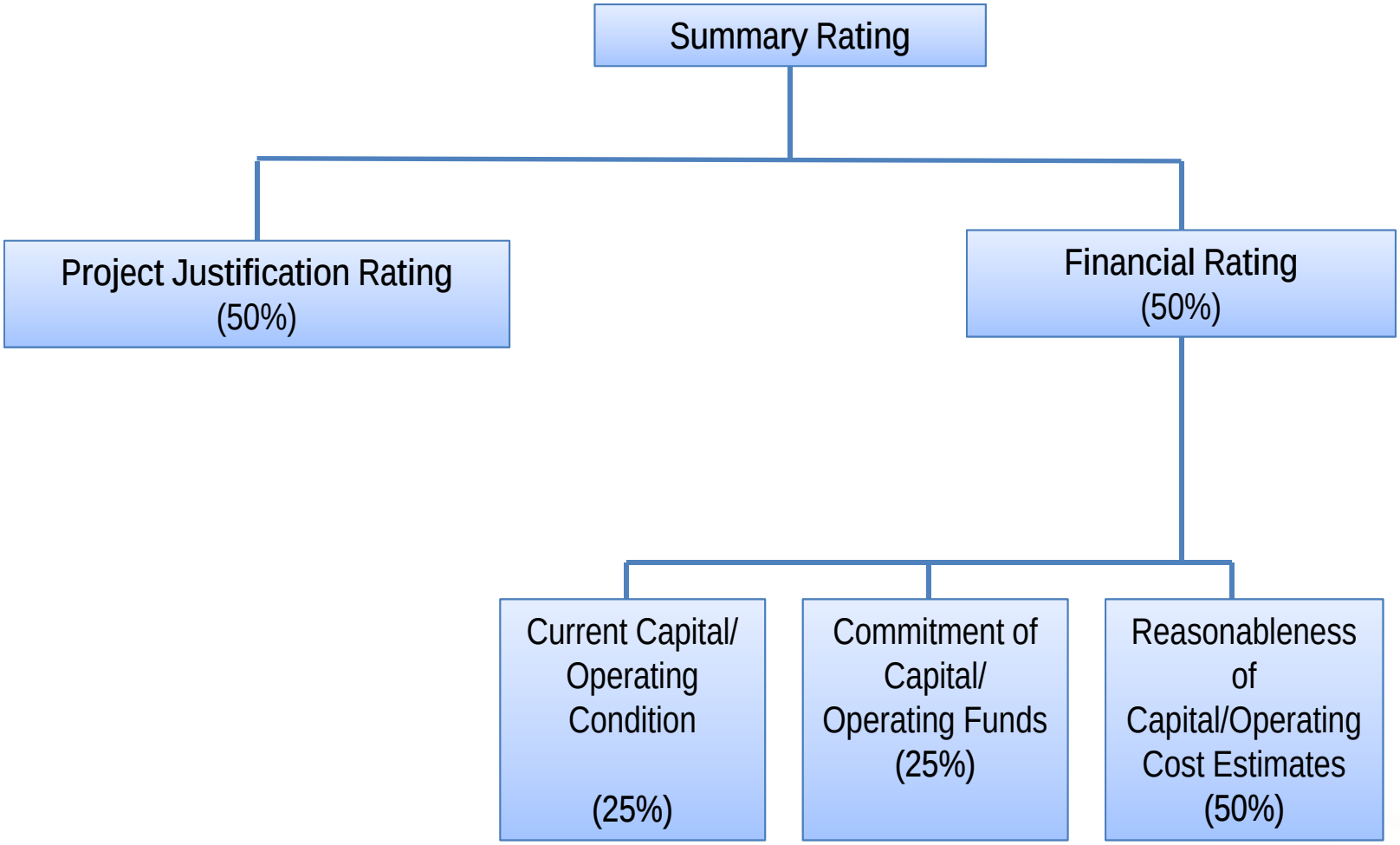
New Starts Update

New Starts Update

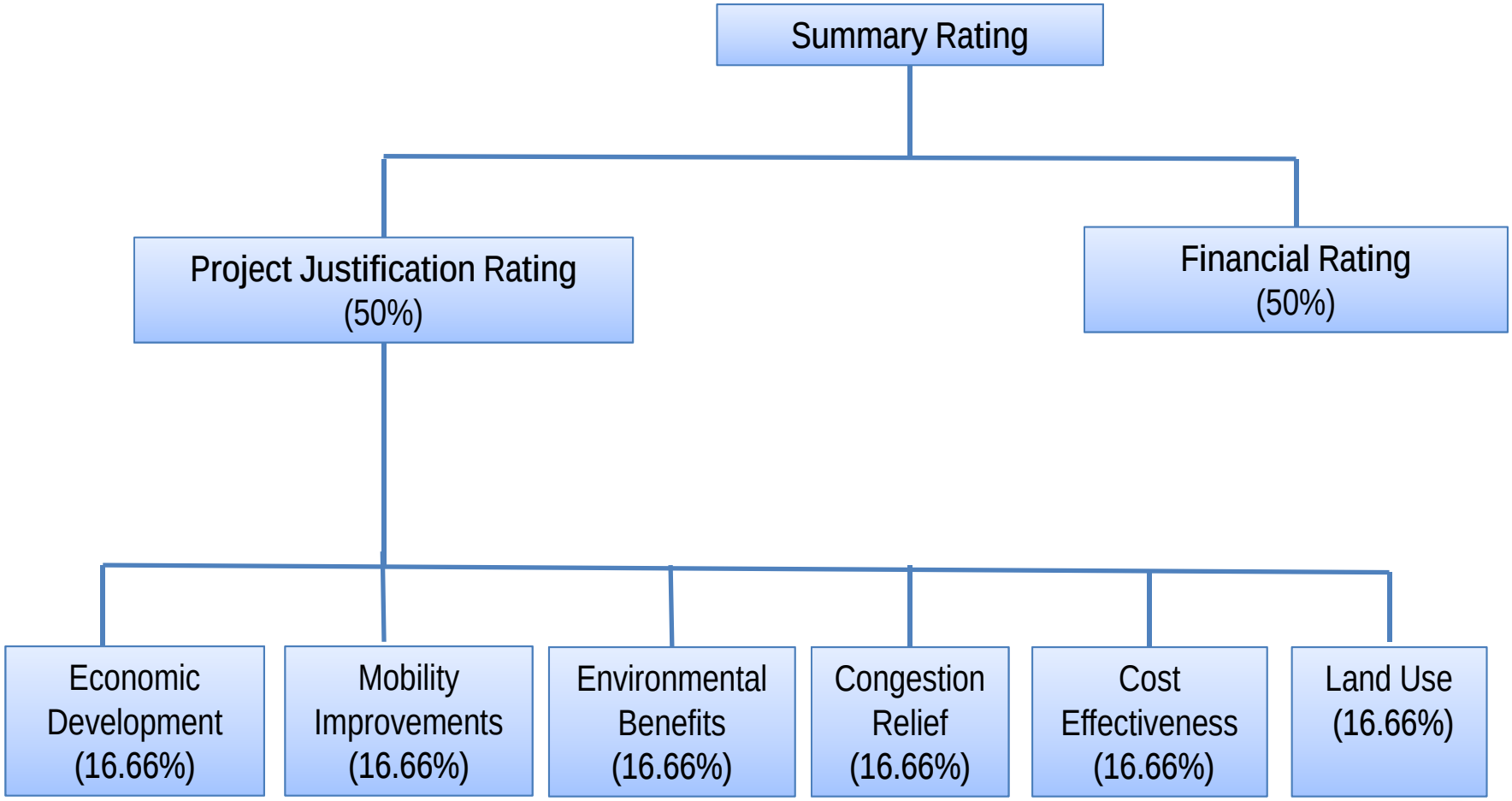
- Project received Medium-High rating in the FY 2020 FTA New Starts Annual Report
  - Based on New Starts application submitted September 2018

- Project will submit an updated New Starts application on August 23, 2019
  - FY 2021 FTA New Starts Annual Report
  - Anticipate a Medium-High rating

New Starts Rating Components: Financial



New Starts Rating Components: Project Justification



2019 New Starts Submittal Updates

- Revise project schedule
  - Shift FFGA application from Q4 2019 to Q4 2020

- Update Land Use and Economic Development
  - Discuss advancements since 2018

Hennepin County
Community Works Update

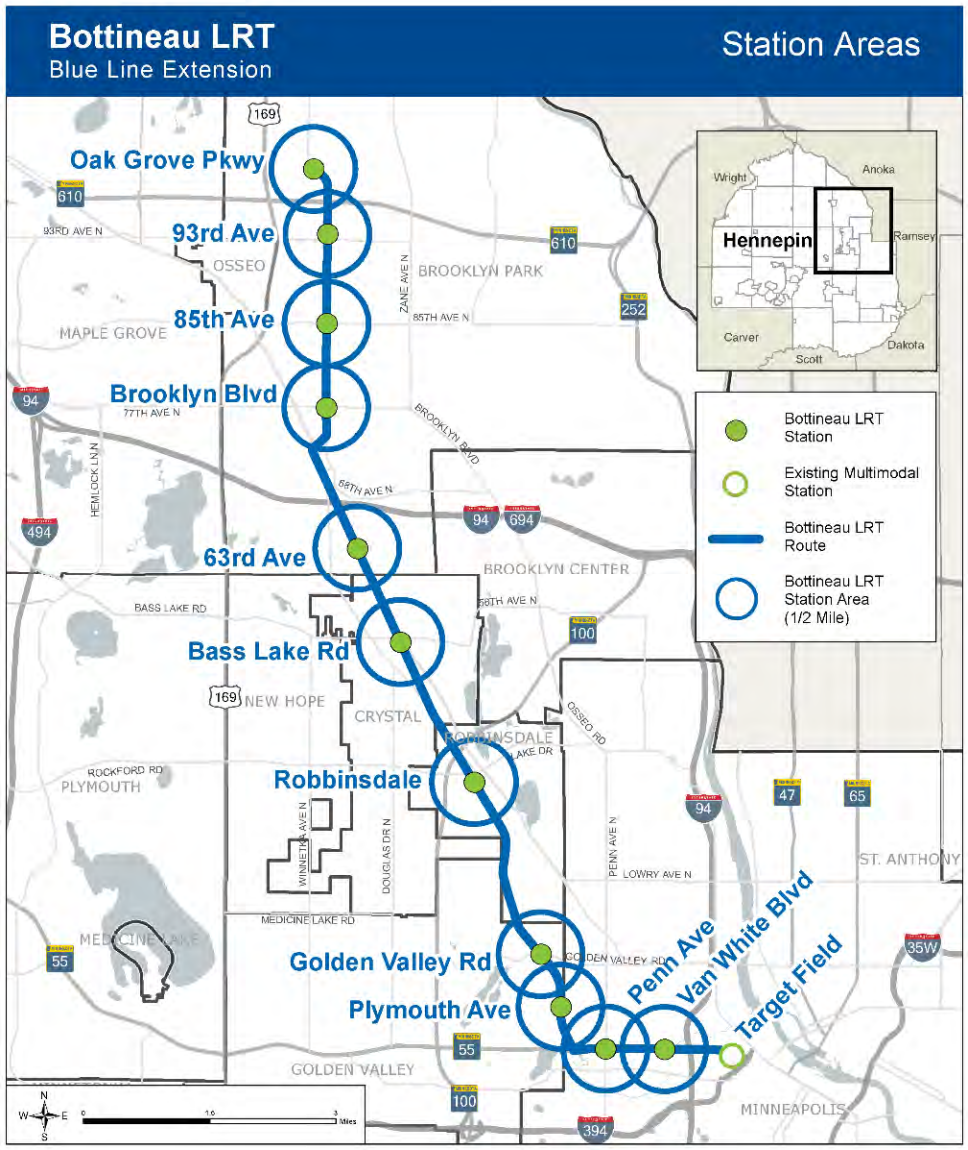
New Starts: Land Use & Economic Development

Bottineau Corridor Cities in partnership with Bottineau Community Works

Bottineau LRT Corridor Management Committee
July 16, 2019

Bottineau Corridor

- 11 new stations in 5 cities
- Employment: approximately 16,200 jobs within ½ mile of the 11 proposed stations; 138, 700 jobs in downtown Minneapolis
- Employment growth by 2035:
  - 20,800 jobs in new station areas
  - 159,600 in downtown Minneapolis
- Population: 30,900 within ½ mile of 11 proposed stations; 16,400 residents within 1/2 mile of 5 shared stations in downtown Minneapolis
- Ridership: nearly 27,000 estimated weekly boardings



Economic development highlights

- $522 million in development near planned LRT stations since 2014
- Dubbed “Opportunity Corridor” by ULI MN based on land available for business growth and redevelopment, diverse workforce
- Five new Opportunity Zones
- Community-supported plans, parcels identified, and development policies for transit-supportive development in every city

610 West, Brooklyn Park

Birdtown Flats, Robbinsdale

Coordinated Investments

- More than $3.7 million invested in planning, community engagement, and economic development efforts:
  - FTA TOD Advanced Planning Grant
  - McKnight Foundation Intersections Grant
  - Blue Cross Blue Shield Health Equity in Prevention grant
  - St. Paul Foundation housing grant
  - GreaterMSP
  - ULI-MN
  - Cities of Brooklyn Park, Crystal, Golden Valley, Robbinsdale, Minneapolis
  - Hennepin County

Collaborative focus

- Cultivate Bottineau: Culture, Community & Commerce
- Small Business Technical Assistance
- Corridor Marketing & Branding
- Corridor wayfinding
- Innovative Financing Strategies

City of Brooklyn Park

Corridor Management Committee

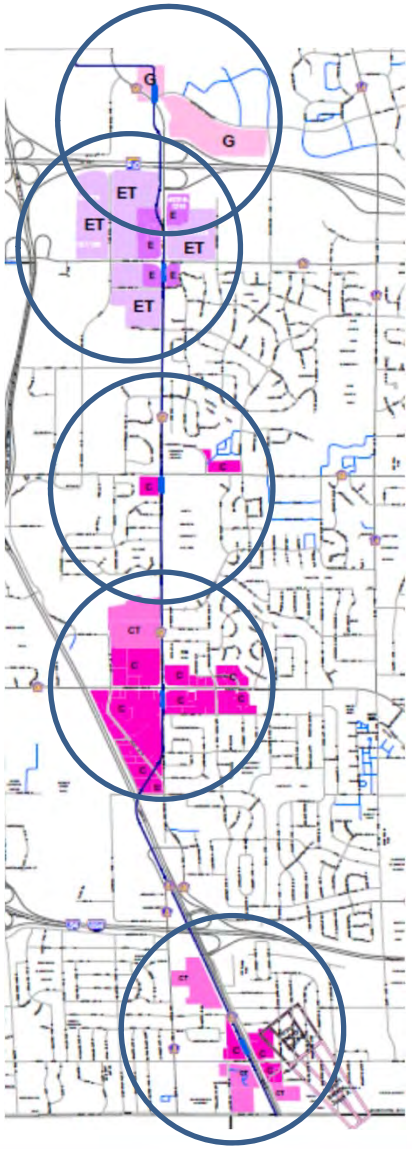
July 16, 2019

Kim Berggren, Community Development Director
Barbara McDonald, North Hennepin Community College

Brooklyn Park
Unique. United. Undiscovered.

Station Area Zoning In Place

- Implements vision of the station area plans
- Focuses on built form (walkable) and less on the land use type
- Allows for more investment to occur
- Provides a predictable process for developers

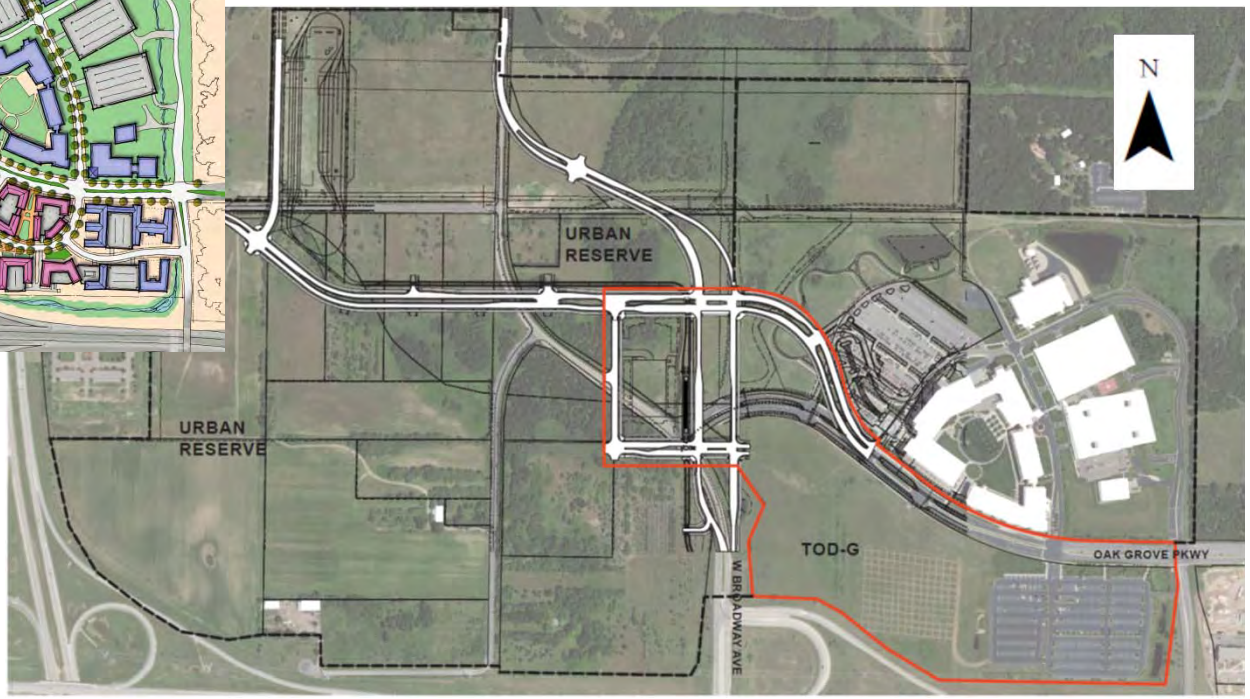


Mixed-Income Housing Policy

- Adopted November 2017 city-wide
- Requires up to 15% of total units in a development be affordable
- Applies to new development over 10 units seeking city financial assistance or a zoning change

OAK GROVE

NEW INTERCHANGE OF 169 AND 101ST AVE N
TARGET CAMPUS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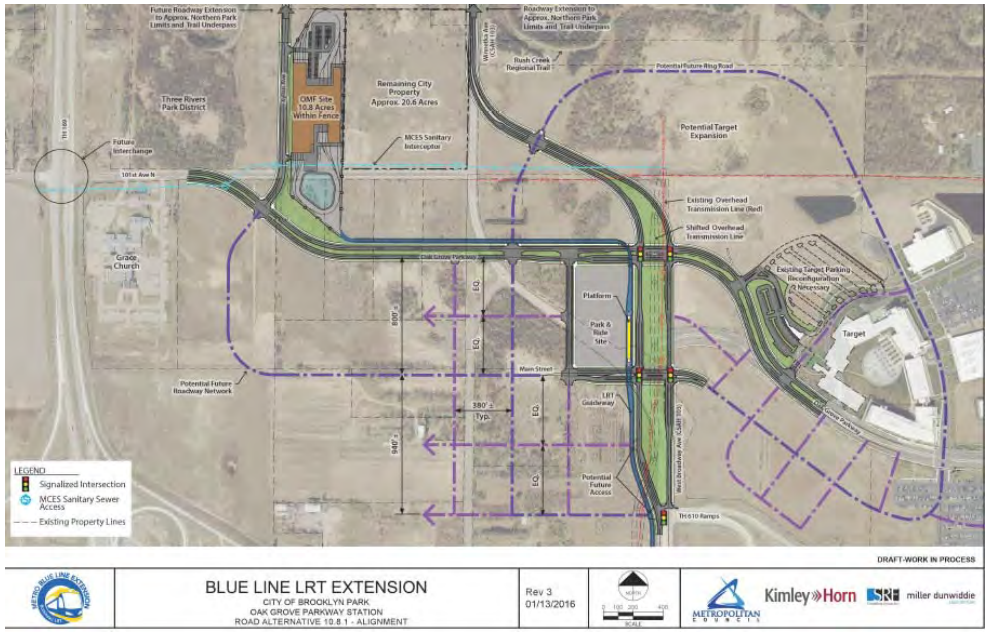
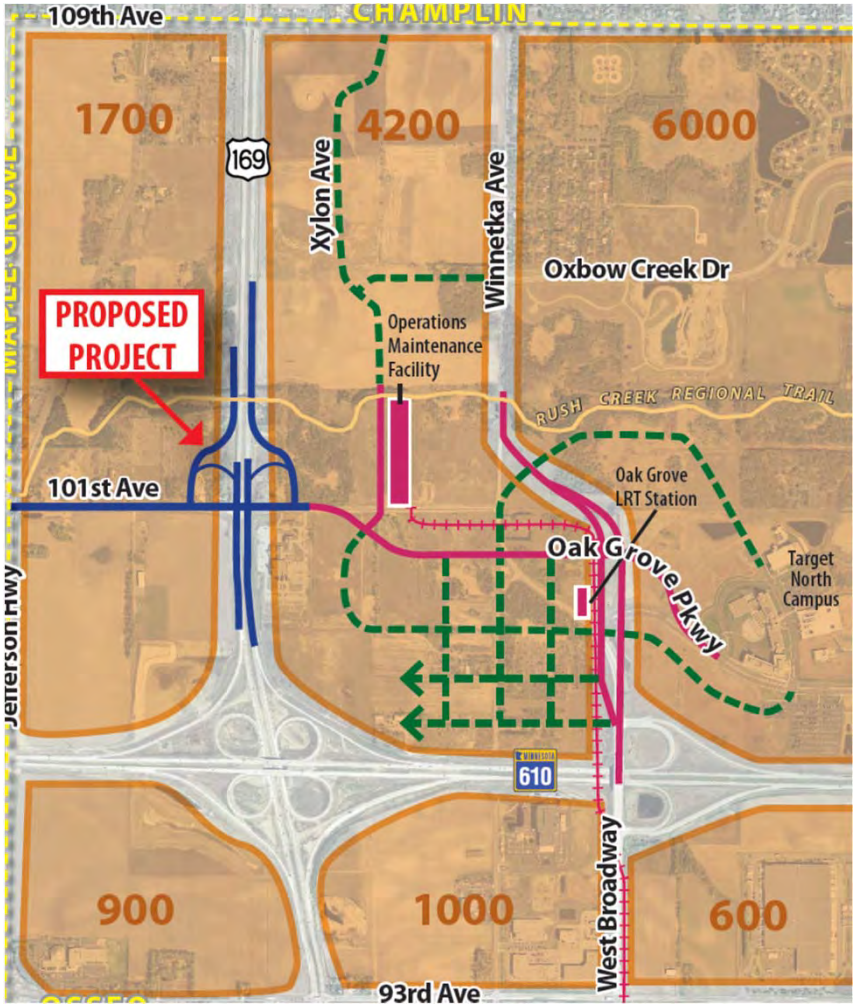
URBAN RESERVE
URBAN RESERVE
TOD-G
OAK GROVE PKWY
W BROADWAY AVE

Oak Grove Infrastructure





Center for Innovation and the Arts (CITA) at North Hennepin Community College

North Hennepin Community College

Hennepin

MINNESOTA STATE

Brooklyn Park

OSSEO AREA SCHOOLS
ISD 279

Goals

- Replace dated NHCC facility
- Expand NHCC's partnership with Metropolitan State University
- Advance cultural engagement, community education, and youth programming
- Adjoining STEAM magnet School
- Premier destination along LRT Line + economic development in region

Bass Lake Road Station Area Update

John Sutter, Community Development Director

Bass Lake Road Streetscape (2018)

Becker Park (2019)

City Policy Changes

- **New Zoning Ordinance (UDC)**
- **Proposed TOD District (Town Center)**

Bass Lake Road Streetscape (2018)

- 12 spaces of on-street parallel parking
- New sidewalks and APS crosswalks at Sherburne
- New fixtures (benches, bike racks, trash bins)
- New landscaping including irrigation
- Lighting retrofit/upgrade to LEDs

Intended to spur business success & private investment in the existing buildings OR set the stage for redevelopment (Town Center district)

$600,000 cost split 65% city, 35% county

Becker Park (under construction)

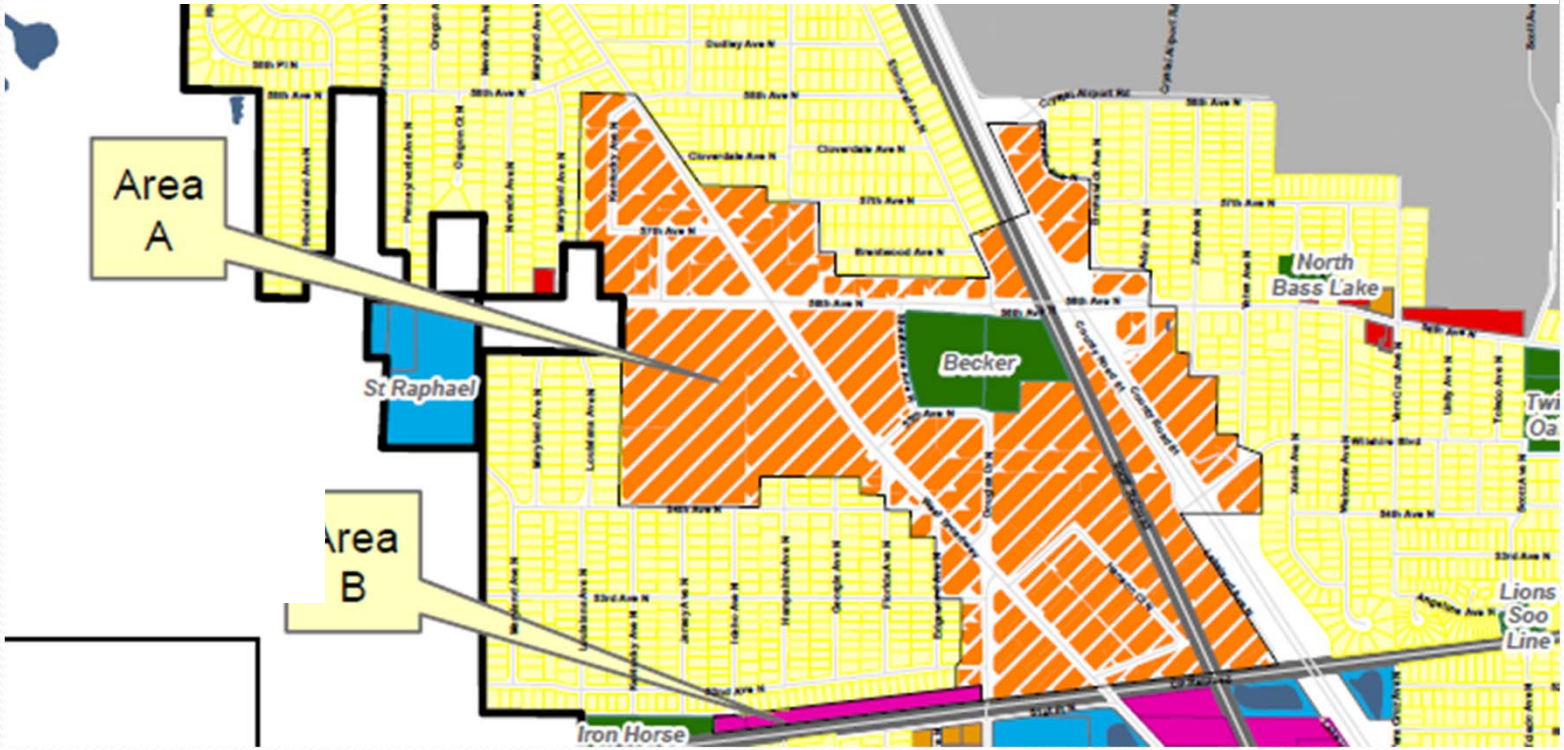
New Zoning Ordinance

- Effective spring 2018
- Generally less restrictive
- Focused on regulating the right things
- Greater flexibility in response to changing market and residential needs

  - Maximum apartment density increased from 22 to 40 units/acre
  - Maximum height for apartment buildings increased from 3 to 5 stories
  - Minimum single-family lot width reduced from 60 to 50 feet
    - ✓ *Has already resulted in creation of two additional lots*
    - ✓ *Will allow more compact infill development*
  - Minimum two-family lot width reduced from 100 to 80 feet
    - ✓ *An opportunity for NOAH while preserving neighborhood character*
  - Allows accessory dwelling units
    - ✓ *Can be attached or detached (basement apartment, "tiny house", etc.)*
    - ✓ *Has already resulted in two ADUs*
    - ✓ *Not limited to owner-occupied property (this may be unique to Crystal)*
    - ✓ *Another opportunity for NOAH while preserving neighborhood character*

Proposed TOD District (Town Center)

Town Center districts will cover "Area A" which is designated for Mixed Use in the 2040 Comprehensive Plan

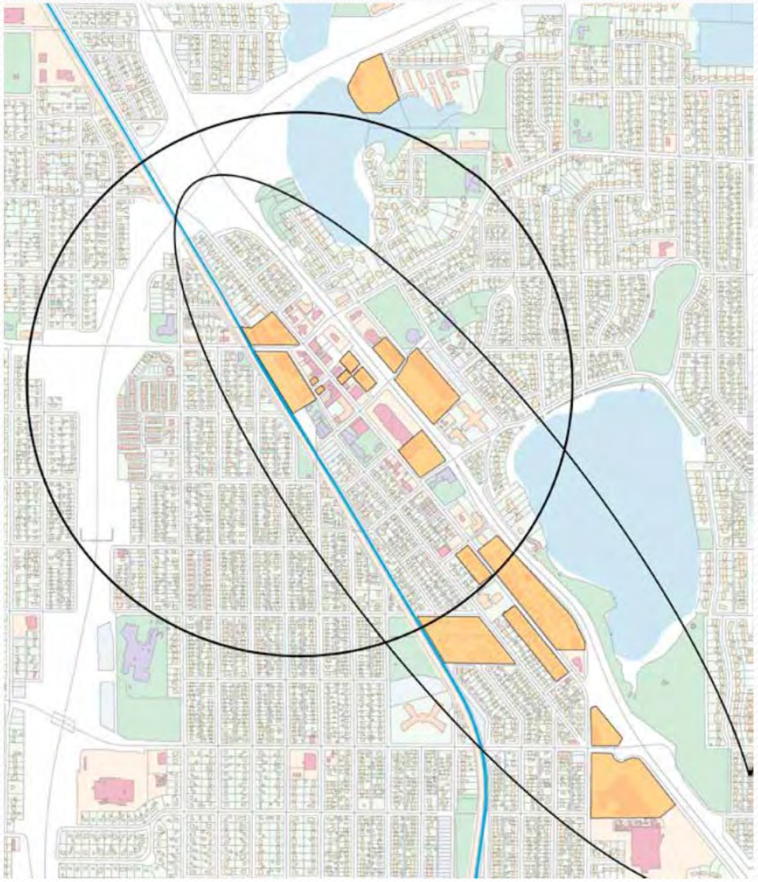


Hypothetical Redevelopment with 4-Story Buildings

City of Robbinsdale

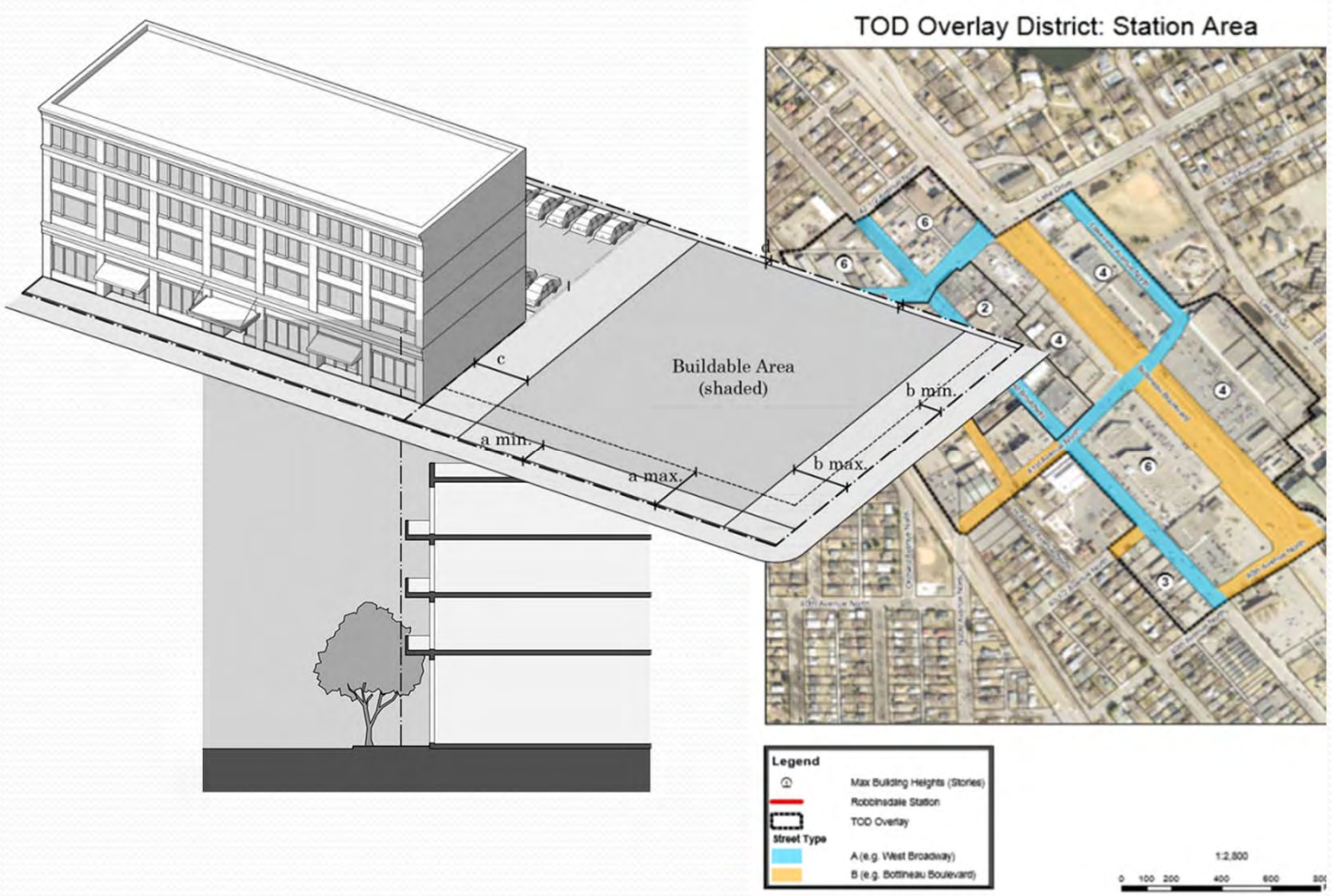
Zoning TOD Overlay,
Projects Underway,
Properties Acquired

Blue Line Extension CMC
7.16.19
Mayor Regan Murphy
City Manager Marcia Glick



TOD Overlay District Adopted

City of Robbinsdale



High Density Residential Projects Anticipating LRT

City of Robbinsdale

Birdtown Flats – 152 units opening late 2019

Parker Station Flats
197 units
construction
Starting fall 2019

Station Area Acquisitions

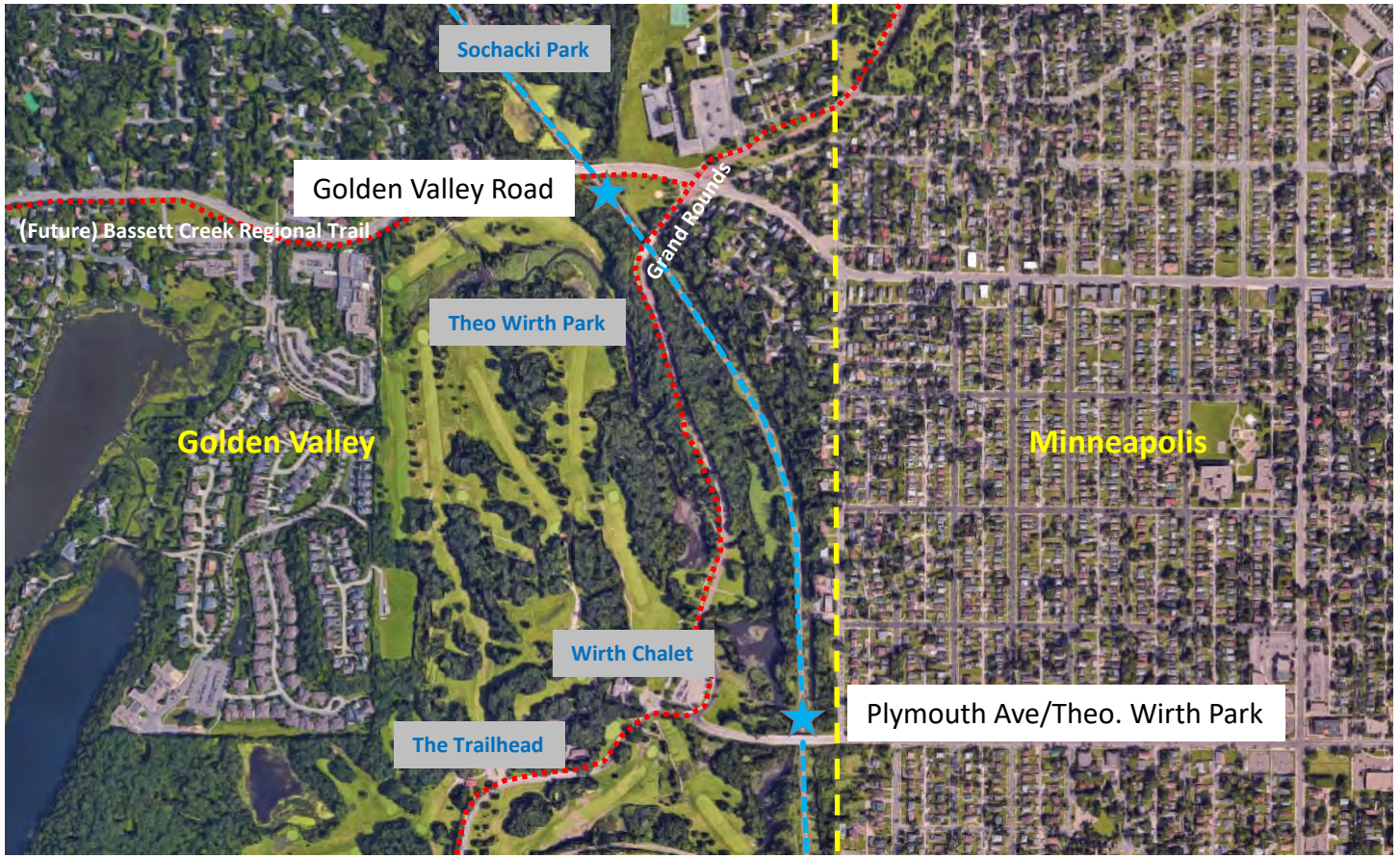
City of Robbinsdale

BLUE LINE EXTENSION – CMC MEETING

Jason Zimmerman, Planning Manager
JZimmerman@goldenvalleymn.gov

July 16, 2019

METRO Blue Line Extension



METRO Blue Line Extension

Coordination with Other Entities

- With Minneapolis staff and residents regarding Station Area Planning
- With the Minneapolis Park and Recreation Board regarding station design and access to Theodore Wirth Park
- With Robbinsdale and Three Rivers Park District regarding Sochacki Park
- With Three Rivers Park District regarding future completion of the Bassett Creek Regional Trail

METRO Blue Line Extension

Transit Oriented Development (Mixed Use) Zoning

- Zoning language developed with the assistance of consultants hired through the FTA grant
- Golden Valley will rezone St. Margaret Mary site to create future transit-supportive opportunities for property owner
- Utilizing Mixed Use zoning in nodes throughout the city to encourage flexible redevelopment that provides density, activity, and variety

METRO Blue Line Extension

Inclusionary (Mixed Income) Housing Policy

- Adopted in response to concerns over scarcity of affordable housing in the suburbs
- New residential development at the Golden Valley Road station (and elsewhere in the city) would need to comply
- Also exploring ways to incentivize preservation of existing Naturally Occurring Affordable Housing (NOAH)

METRO Blue Line Extension

Shared Mobility/Micro Mobility

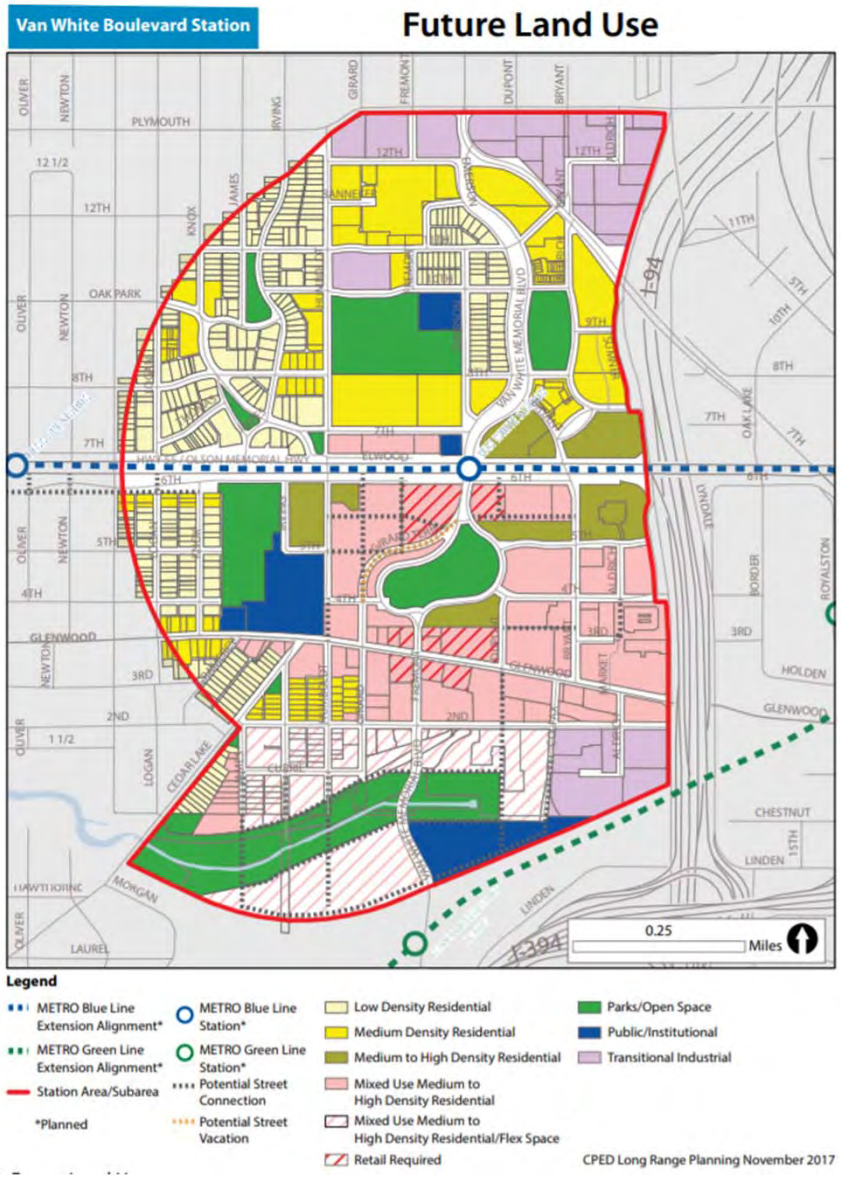
- Exploring options for “last mile” connections with the help of consultants hired through the FTA grant
- In Golden Valley, critical to link light rail stations to large employers to the west as well as to the our downtown area

City of Minneapolis

Blue Line Extension
Corridor Management Committee
July 16, 2019

Jim Voll
Principal City Planner
james.voll@minneapolismn.gov

Van White Station Area Plan

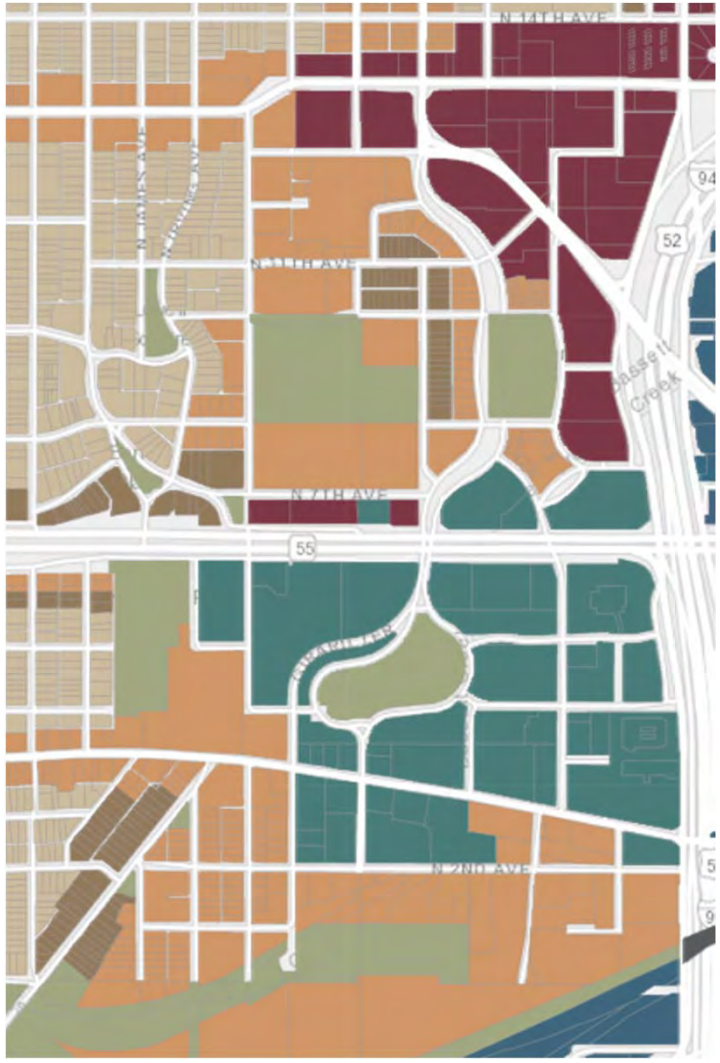


Minneapolis 2040 Land Use

LEGEND	
	Urban Neighborhood
	Neighborhood Mixed Use
	Corridor Mixed Use
	Community Mixed Use
	Destination Mixed Use
- - - -	Goods and Services Corridor
	Neighborhood Office and Services
	Public, Office, and Institutional
	Parks and Open Space
	Production and Processing
	Production Mixed Use
	Transportation

Minneapolis 2040 Built Form

LEGEND	
	Interior 1
	Interior 2
	Interior 3
	Corridor 4
	Corridor 6
	Transit 10
	Transit 15
	Transit 20
	Transit 30
	Core 50
	Production
	Parks
	Transportation



Minneapolis 2040 Built Form

Corridor 4

The Corridor 4 district is typically applied along high frequency transit routes farther from downtown, that are on narrower rights of way, and on select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

Corridor 6

The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

Transit 15

The Transit 15 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

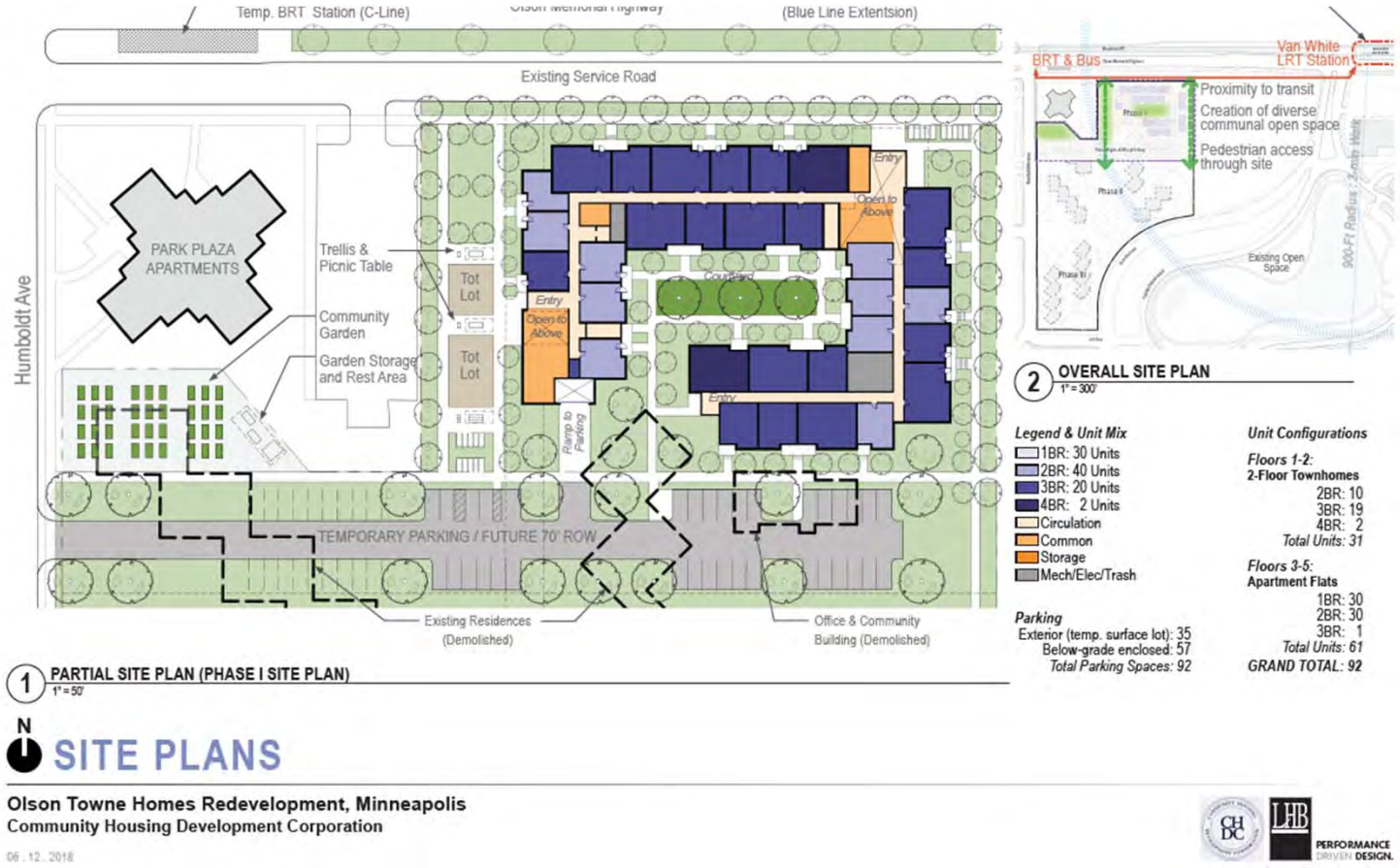
Built Form Guidance: New and remodeled buildings in the Transit 15 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 4 to 15 stories. Building heights should be at least 4 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 15 district. Requests to exceed 15 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

Bassett Creek Valley

SITE PLAN

Collage | architects

Olson Towne Homes Redevelopment



Olson Towne Homes Redevelopment

2 East Elevation
1" = 20'-0"

1 North Elevation
1" = 20'-0"

ELEVATIONS

Olson Towne Homes Redevelopment, Minneapolis
Community Housing Development Corporation

06 . 12 . 2018

PERFORMANCE DRIVEN DESIGN.

More Information

Website: BlueLineExt.org

Email: BlueLineExt@metrotransit.org

Twitter: @BlueLineExt