

ADVISORY SERVICES

2017 TECHNICAL ASSISTANCE PANEL IMPACT REPORT

With trust in government at or near historic lows and the federal government pushing more responsibility down to the local level, **it is more challenging than ever for public officials to create thriving communities.** Cities are caught between a rock and a hard place—people mistrust government even as government is asked to do more. **ULI Minnesota’s Advisory Services provide a way forward** by convening public officials and private sector partners to build civic trust and promote informed decision-making.

BY THE NUMBERS

- 11 COMPLETED TAPS** for cities, counties, and public agencies.
- 2 NATIONAL PANELS** led by the Urban Land Institute.
- 68 REAL ESTATE LEADERS** served as volunteer panelists.
- 1,067 HOURS** of volunteer time and talent since 2009.
- \$160,000** estimated value of hours volunteered to TAPs.

Technical Assistance Panel (TAPs) are comprised of ULI MN members who are industry leaders in housing/mixed-use development, commercial/ industrial development, community development, planning, architecture, and public finance. They volunteer their real estate wisdom to offer **unbiased advice and recommendations in response to specific questions and concerns** identified by the sponsoring agency.

These workshops are an opportunity for **ULI MN’s real estate industry professionals to contribute their time and talent meaningfully to build thriving Minnesota communities.** TAPs range from one half to three days and are fee-based depending on the format and length.

TAPS OVER TIME

- 2018**
Reconnect Rondo
ULI Advisory Services Panel
- 2017**
Grandview Green
City of Edina
- 2016**
Verso Paper Mill
City of Sartell
Healthy Communities Initiative
MnDOT
Metro Transit Database Tool
Metro Transit TOD Office
Gateway South District
City of St. Anthony
Saint Paul Riverfront
Ramsey County
Brainerd Oaks Development
City of Brainerd
- 2015**
Blake & Beltline Station Areas
Southwest LRT Community Works
- 2014**
Kayak Bay
City of Duluth
Signal Hills Center
City of West Saint Paul
- 2009**
Midland Terrace
City of Shoreview
- 2007**
I-35W Bridge: A Response
ULI Advisory Services Panel

2017 TAP: GRANDVIEW GREEN

KEY FINDINGS

The 80+ acre Grandview District is a mixed-use node near the center of Edina straddling MN Highway 100. The vision for Grandview Green includes two freeway lids that will create 1.8 acres of new green space for public use. The TAP panelists believe the City of Edina's vision for Grandview Green has transformative potential, both for Edina and the possibility of freeway lid projects throughout Minnesota. It can create a new civic hub; provide valuable housing, commerce, and amenities; and reconnect the eastern and western sides of the City while showcasing how modern transportation infrastructure can integrate with these uses effectively.



To make these ambitious goals a reality, the City and its partners must develop mechanisms for capturing the value generated by building freeway lids and for sharing construction and maintenance responsibilities among agencies. It is also important to think about how this model can be replicated at other locations under consideration for lids.

FEEDBACK FROM PAST TAP SPONSORS

BLAKE AND BELTLINE STATION AREAS

Southwest LRT Community Works: December 2015

Because of the TAP, the City emphasized that the Blake site is principally a housing site and included a 20% affordability requirement. It had originally been envisioned as mixed-use with a significant commercial component. The TAP also pushed the City to consider the importance of providing visibility to the Creek in locations other than the Cold Storage site, something it had not considered previously.

BRAINERD OAKS

City of Brainerd: January 13, 2016

Having a combination of local and out of town panelists contributed greatly to the TAP's credibility and success. The HRA nominated Brainerd Oaks for a national NAHRO award and mentioned the TAP as an important element of the Brainerd Oaks story.

SAINT PAUL RIVERFRONT

Ramsey County: January 28, 2016

The idea of a podium development with parking below was "a real eye opener" for the County/City and reshaped what they originally thought about the site. The TAP also alerted us to the issue that the County/City must figure out parking for the property.

GATEWAY SOUTH DISTRICT

City of St. Anthony: April 20, 2016

The City is marketing the bowling alley property for affordable housing and is acquiring the adjoining property to increase the housing opportunity. Prior to the TAP, the City envisioned this site for retail. Preserving the ROW through the shopping area and improving it as an internal street was a "real eye opener" for the City and is now part of the area's long-range plan.

HEALTHY COMMUNITIES INITIATIVE

MnDOT: June 2016

According to MnDOT Commissioner Charlie Zelle, "ULI Minnesota was the perfect partner to stimulate new ideas for how we redevelop our highway infrastructure for the 21st century. I wanted to hear from private-sector developers and planners who understand the importance of our transportation network, but come to the table with a larger frame of reference and visionary thinking of how our cities can work better for everyone."