

HENNEPIN COUNTY

MINNESOTA

Meeting Notes Bottineau Community Works Steering Committee April 4, 2022 – 10:30 PM – 12:00 PM Zoom Meeting

1. Welcome & Introductions

Members present: Tonja West-Hafner, Brooklyn Park; Jeff Lunde, Hennepin County; Reva Chamblis, Metropolitan Council, Tyler Kline, Robbinsdale, Jeremiah Ellison, Minneapolis

Staff present: Kim Berggren, Brooklyn Park; John Sutter, Crystal; Andrew Gillett, Kerri Pearce Ruch, Hennepin County; Marcia Glick, Robbinsdale; Jim Voll, & Amber Turnquest, Minneapolis; Kathryn Hansen, Metro Transit; Jason Zimmerman, Golden Valley

Others present: Patricia Zagaros, Robert Gruba, Bill Emory, Cathy Gold, Kyle Mianulli, Joan Vanhala, Sam King, Anna Schmiel, Amy van Schepen, Colleen Livermore, Kristy Janigo, Shelly Baribeau & Dan Soler, Hennepin County; C. Terrence Anderson, University of Minnesota – CURA; Becca Hughes, Bethany Turnwall, Minneapolis; Sophia Ginis, Sam O'Connell, Metro Transit, Catherine Fleming, BAC; Duane Hendricks, Latonya Reeves, Josh Haider, Jackson George, Kate Black, Mackenzie Little

2. Administrative Items

Approval of Minutes

Due to a lack of quorum, minutes from the January Steering Committee were not approved. Approval will move to the May 2022 meeting.

3. Partner Updates/Announcements

There were no partner updates.

4. City Spotlight: City of Crystal

John Sutter presented on the City of Crystal's Town Center Redevelopment Area and related projects. Sutter stated that under the correct zoning and market forces, an area will redevelop over time. He reported that the Town Center Redevelopment Area is very similar to the area at Lyndale Avenue and 66th Street in Richfield that has been slowly redeveloping over time. The Town Center area is



approximately 220 acres and contains 500,000 square feet of commercial space and 432 apartment units. Zoning allows for a higher concentration of housing than in the surrounding area.

The only vacant parcel in Town Center is now slated for development. The project is known as 5240 Apartments and it will be a four story building with 58 units of affordable apartments. The project was awarded housing tax credits in January and construction is anticipated to start in late 2022 with occupancy occurring in 2023-24.

Recent investments in the Town Center area include improvements to Bass Lake Road and Becker Park. The improvements to Bass Lake Road include the addition of on-street parking, new landscaping, and LED streetlights. The improvements have had a positive effect on the adjacent businesses. Improvements to Becker Park consisted of an entire park reconstruction to convert it from just ball fields to a community gathering space with inclusive play area, splash pad, and grills and picnic tables. The park also now hosts a farmer's market and has underground stormwater chambers that can treat 2.2 million gallons of stormwater from the adjacent commercial area.

The last part of Sutter's update was about the city's Storefront/Façade Enhancement Incentive. This program is funded through a \$30,000 grant from Hennepin County. The first project is a proposed mural for an area business.

There were some questions after Sutter's presentation.

Commissioner Lunde asked if there were any plans for the closure and redevelopment of the Crystal Airport? Sutter responded that a study was conducted by the Metropolitan Airports Commission that concluded that two parallel runways were not necessary and one of them could be removed. This may allow for some redevelopment, but it would not likely be commercial redevelopment.

Bill Emory asked about the accessory dwelling unit provision the Town Center zoning. Sutter responded that allowing for accessory dwelling units (additional dwelling space in an otherwise single-family home) allows the city to provide more housing. The zoning code also allows for both the main unit and accessory unit to be rental. To date, there have been two applicants that have added accessory units; one has an apartment over the garage and the other has a basement apartment.

Bill Emory also asked if there had been previous attempts to redevelop the site now becoming 5240 Apartments. Sutter responded that there had been interest in the site, but a development proposal had never been put together. Kathryn Hansen asked for a clarification of the phrase economic density that Sutter used in his presentation. Sutter explained that it is the ratio of property value divided by acres and is used as a useful measure.

5. Deep Dive: Cultivate Bottineau arts & placemaking

Kerri Pearce Ruch introduced this item with some background information. In 2017 Hennepin County received a \$500,000 grant from the McKnight Foundation which was split with \$250,000 used for small business support and \$250,000 used for arts and placemaking. The name Cultivate Bottineau emerged

from the arts and placemaking process that was led by Springboard for the Arts. This organization had previously led a similar process called Irrigate along the Green Line Corridor in St. Paul.

Cultivate Bottineau was a collaborative effort to engage local artists in activating spaces, building connections and promoting opportunity along the Bottineau Corridor. The goals were to build connections among businesses, local artists, community members and organizations while activating public spaces. Over 200 artists, including 100 local artists, were engaged in the creation of 47 projects that built connections and activated spaces. Over 50% of the lead artists were artists of color and nearly 100% lead artists reported gaining new connections through collaboration with businesses, community organizations and city departments. All of this increased capacity of local artists, businesses, community members and community organizations to collaborate and supported professional development of local artists.

Pearce Ruch turned the presentation over to Sam King to explain the new phase of Cultivate Bottineau. There was an artist convening held on November 18, 2021, to follow-up with artists who had participated in the earlier phase to get their reflections on the experience and gauge interest in a future phase. Staff have met with corridor cities and North Hennepin Community College to discuss opportunities for coordination with existing initiatives and events. Staff are working on a draft plan for future Cultivate Bottineau work and will loop back with the cities to confirm it meets their objectives. The plan will be brought to BTIC and the Steering Committee as it takes shape.

Council Member Ellison spoke in support of Cultivate Bottineau and stated that he had started out as a mural painter. Anna Schmiel asked if small business support in the form of a façade improvements program be linked to mural painting and other arts programming. She went on to comment that branding, logo, banner, and signage development are very helpful to small businesses and can be created by local artists. Pearce Ruch responded that this can be explored.

Commissioner Lunde asked if conversations have included North Hennepin Community College and its efforts to develop the Center for the Arts. King stated that those conversations have occurred. Dan Soler offered that there's also the plaza near the Hennepin County library to consider for arts and placemaking and there are conversations to see if FTA project funding can be used for this.

6. Anti-Displacement Workgroup

Catherine Gold introduced this item and C. Terrence Anderson led the presentation. The overall schedule for this project will include a total of nine meetings of the workgroup: four full day Saturday meetings, four virtual weekday virtual meetings, and one final in person meeting.

The research plan will include a review of best practices in anti-displacement policy and a case study of the existing Green and Blue Lines and their effects on displacement of residents and businesses looking for lessons learned. Also included will be a thorough baseline study of the Blue Line Extension Corridor and needs assessment for investment in the corridor. This will result in development of policy recommendations and of indicators of resident and business displacement along the Blue Line Extension corridor.

The working group contains 26 members that includes community, government, and philanthropy. The first meeting was on March 10 and discussed the usage of federal funds and the topics of housing, economic development, and business support. The next meeting is scheduled for April 6. Anderson went over next steps that include the first Saturday meeting in May, convening internal work groups.

7. Adjourn

Meeting adjourned at 11:50