The Glenwood Avenue Corridor
Acknowledging the Complexity of Gentrification and Casting a Vision for Equitable Development
East Town Tax Credit Affordable Apartments
Project Financing: Housing Revenue Bonds by both the City of Minneapolis and Hennepin County, generating Federal Low Income Housing Tax Credits providing over $13,500,000 in partnership with U.S. Bank Community Development Corporation, several grants from public and private sources, construction and permanent loans from US Bank, Barings and Sunrise Bank, and significant owner equity.
Transformation for the Common Good

We physically transform and connect the North Loop area for the common good of people, businesses and the greater Minneapolis community

FEATURED PROJECTS

These projects are a few of the most recent feature presentations in our meetings. Navigate here to review additional presentations from earlier meetings.

Target Field Renovations
Redesign of Target Field Gate 34 and reinvestment in the plaza. The new plan strikes an important balance between the public nature and priorities of the plaza and a more streamlined access point into the ballpark.

Royalston Station
The $2 billion Southwest Light Rail Transit project will operate from downtown Minneapolis through the communities of St. Louis Park, Hopkins, Minnetonka, and Eden Prairie.

ABC Ramps
The ABC Parking Ramps are the largest parking structures connecting the North Loop to downtown Minneapolis. This presentation previews key improvements for these three mobility assets.
The Glenwood Convening

12 Months
July 2017 - June 2018

1. PI
2. WIM + Issue ID
3. Info Graphic
4. WP Review

15-20 People
30-50 People

Working Team 4 People

DEFINE

Agenda
- WP
- Audience
- Work Process
- Schedule

- 2 Working Group Meetings with copious notes.
- 6 Presentations from key area actors including: Redeemer Lutheran Church, West Market District Business Association, Harrison Neighborhood Association, Hennepin County, Minneapolis CPED, and North Loop Neighborhood Association.
- 4 Conversations with Area Initiatives: MPRB, Hennepin County Community Works, Harrison Neighborhood Association, and Metro Blooms.
- November CURA Involvement.
- May June. Public Presentations and Review
- June. Final Presentation to all Partners
GLENWOOD CORRIDOR PROJECT

NūLoop PARTNERS
MN DESIGN CENTER
HGA ARCHITECTS AND ENGINEERS
HARRISON NEIGHBORHOOD ASSOCIATION

PURPOSE STATEMENT
To bring together a cross-sector group of stakeholders on the Glenwood Avenue Corridor for the purpose of connecting and networking leaders across institutions to implement all current plans and catalyze private sector development.

EQUITY STATEMENT
Equitable Economic Development practices require evidence that policies and programs work to prioritize community based financial intelligence, sustainable wealth creation, and high quality job opportunities that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color.

TIMEFRAME
2017 - 2018

WWW.NULOOP.ORG

CONTACT INFORMATION
DAN COLLISON
EXECUTIVE DIRECTOR
NūLoop PARTNERS
DCOLLISON@MPLSDOWNTOWN.COM
What did we learn?

- History of the Oak Lake neighborhood and the impact of I-94 construction.
- The 2007 Basset Creek Valley Master Plan is guiding development and connections east of Cedar Lake Road.
- Community investment by Redeemer Lutheran Church at Morgan / Glenwood.
- Extensive master planning by Hennepin County, City of Minneapolis and Minneapolis Parks and Recreation Board for Equity Development Principles and Scorecard by Harrison Neighborhood Association.
- Strong gentrification potential from 4 LRT Stations and Transit Oriented Development based on Green Line Big Picture Project research.
- At least 12 development projects east of Cedar Lake Road.
- MPRB Park Master Planning for North Side Parks is a priority.

NEIGHBORHOOD SUMMARY

- **HARRISON** - older established neighborhood, single-family homes & duplexes, low density, lower income, more racially diverse
- **HERITAGE PARK** – more single family attached, higher density than North Loop but not experiencing same growth trends
- **NORTH LOOP** – newer fast-growing mixed-use neighborhood, condos & apartments, high density, higher income, mostly white
Who Lives Here?

NORTH LOOP 4,681
HARRISON 3,443
HERITAGE PARK 1,673

<table>
<thead>
<tr>
<th>NEIGHBORHOOD SNAPSHOT</th>
<th>HARRISON</th>
<th>HERITAGE PARK</th>
<th>NORTH LOOP</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIAN HOUSEHOLD INCOME:</td>
<td>$32,013</td>
<td>$18,854</td>
<td>$104,457</td>
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<tr>
<td>MEDIAN HOUSE VALUE (OWNER-OCUPIED):</td>
<td>$143,900</td>
<td>$233,300</td>
<td>$319,700</td>
</tr>
<tr>
<td>HOUSING UNITS (2015):</td>
<td>1,381</td>
<td>1,196</td>
<td>2,542</td>
</tr>
<tr>
<td>VACANT HOUSING UNITS:</td>
<td>51 (3.7%)</td>
<td>59 (4.9%)</td>
<td>370 (12.7%)</td>
</tr>
<tr>
<td>MEDIAN YEAR STRUCTURE BUILT:</td>
<td>1939</td>
<td>1993</td>
<td>2000</td>
</tr>
<tr>
<td>MEDIAN GROSS RENT AS % OF HH INCOME (2015):</td>
<td>30.80%</td>
<td>32.90%</td>
<td>22.20%</td>
</tr>
</tbody>
</table>

Source: Center for Urban and Regional Affairs (CURA), University of Minnesota 2017
State of Subsidized Affordable Housing

Housing Link estimates 27 Projects in **Harrison**
Mix of 1BR, 2BR, and 3BR – mostly LIHTC funded

Housing Link estimates 14 Projects in the **North Loop**
Most are studios and 1BR – mostly LIHTC funded

<table>
<thead>
<tr>
<th>Properties</th>
<th>Total Units</th>
<th>30% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>80% AMI</th>
<th>Total Aff Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harrison</td>
<td>27</td>
<td>594</td>
<td>292</td>
<td>120</td>
<td>85</td>
<td>500</td>
</tr>
<tr>
<td>North Loop</td>
<td>14</td>
<td>1,060</td>
<td>116</td>
<td>103</td>
<td>277</td>
<td>496</td>
</tr>
<tr>
<td>Heritage Park</td>
<td>13</td>
<td>974</td>
<td>842</td>
<td>0</td>
<td>120</td>
<td>6</td>
</tr>
</tbody>
</table>

Source:

Total Affordable Units

[Graph showing units by income limits for Harrison, North Loop, and Heritage Park]
Naturally Occurring Affordable Housing
### Housing + Transportation Costs

<table>
<thead>
<tr>
<th></th>
<th>Harrison</th>
<th>North Loop</th>
<th>Heritage Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing and Transportation Costs as % Income:</td>
<td>37%</td>
<td>57%</td>
<td>23.5%</td>
</tr>
<tr>
<td>Housing as % Income:</td>
<td>20%</td>
<td>42%</td>
<td>15.5%</td>
</tr>
<tr>
<td>Transportation as % Income:</td>
<td>18%</td>
<td>15%</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

Source: Harrison North Loop Heritage Park

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Center for Urban and Regional Affairs (CURA)

University of Minnesota
Southwest Corridor Investment Framework

Kerri Pearce Ruch, Community Works Project Coordinator
Community Works program goals

- Stimulate Economic Development and Job Growth
- Innovate and Advance Sustainability
- Enhance the Tax Base
- Strengthen and Connect Places and People
- Lead Collaborative Planning and Implementation
Public/Private Partnerships

- Metropolitan Council/Metro Transit
- Three Rivers Park District
- Corridor Cities + Hennepin County
- Minnehaha Creek Watershed District
- Minneapolis Park and Recreation Board
- Urban Land Institute Minnesota
- SouthWest Transit
Glenwood Avenue (CSAH 40) Project

- Project boundaries: Aldrich Avenue on the west and Seventh Street on the east
- Construction expected 2019 or 2020, coordinated with SWLRT construction
Southwest Corridor Investment Framework

Identifies and prioritizes investments in infrastructure improvements that will maximize light rail benefits by:

- Enhancing local businesses
- Supporting a full range of housing
- Encouraging and guiding transit-oriented development
- Enabling cities to achieve long-term visions for light rail station areas
- Increasing ridership
Transitional Station Area Action Plans (TSAAPs)

• WHERE ARE WE TODAY? A description of existing conditions in the station area, including:
  • Land Use
  • Transit Connections
  • Access + Circulation Issues (Bike, Ped, and Auto)
  • Infrastructure Needs

• WHERE ARE WE GOING? Recommendations for the station area in anticipation of opening day needs and the long-term TOD environment, including:
  • Access + Circulation Plan
  • Station Area Site Plan
  • Infrastructure Plan
  • Development Potential
  • Summary of Key Initiatives
Royalston Avenue Station

**Station type:** Heritage, Arts and Culture

**Existing conditions:** low-rise industrial and commercial buildings; many destinations within walking distance

**Opening day improvements:** streetscape, pedestrian/bike connections, wayfinding, lighting, bike facilities, plaza, public art

**Development opportunity:** some parcels in public ownership; mid-to long-term redevelopment potential. Likely high density, mixed use TOD

**Challenges:** land uses, block sizes and limited east-west connectivity
Existing Conditions (2012/13)
Opening Day recommendations:

• Extend Border Avenue south from Holden Avenue to Glenwood Avenue

• Convert Border Avenue back into a two-way street

• Pedestrian/bike crossing improvements and streetscape improvements at key intersections

• Implement a direct pedestrian connection to the Farmers Market from the station platform
Opening Day Recommendations

- Complete any sidewalk gaps within a 10 minute walk from the LRT station area
- On-street bike facilities and trail connections
- Strengthen connections to nearby neighborhoods
- Wayfinding to nearby major destinations
For more information:

**Bottineau:** Hennepin.us/Bottineau
Andrew Gillett & Kerri Pearce Ruch, project managers
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**Southwest:** southwestcommunityworks.org
Kerri Pearce Ruch, project manager
kerri.pearceruch@hennepin.us  612-348-3080

**Glenwood Avenue (CSAH 40) Project:** hennepin.us/glenwoodmpls
Jason Staebell, design engineer
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What exactly is “gentrification” and why should land use professionals and developers care about the different opinions as to what it means?
Denver Cafe ‘Happily Gentrifying’? Neighbors Aren’t So Happy

By Joel Turkowitz
Nov. 27, 2017

DENVER — The sign outside Ink Coffee was supposed to be a joke: “Happily gentrifying the neighborhood since 2014,” read the sidewalk board, displayed in a rapidly changing part of Denver once full of black and Latino families.

The joke did not last long.
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Recognize That Gentrification Is About More Than Housing ................................. 1

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Pursue the Power of Partnerships .................................. 5

Identify and Address Affordable Housing Needs .................. 5

Find and Acquire Lower-Cost Land ................................. 6

Support Income and Asset Creation ............................... 7

Maximize Public Policy Tools ........................................ 7
Understanding Gentrification

*Gentrification:* a process of neighborhood change that includes economic change in a historically disinvested neighborhood — by means of real estate investment and new higher-income residents moving in — as well as demographic change — not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents.
HARRISON is predominately single family detached

HERITAGEPARK is combination of multi-family and single family attached

NORTH LOOP is still mainly industrial and utility, with mixed use residential and office/commercial
Equitable Development Strategies

Equitable Economic Development practices require evidence that policies and programs work to prioritize community based financial intelligence, sustainable wealth creation, and high quality job opportunities that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color. Current Twin Cities initiatives include the “Local Initiatives Support Corporation,” “Equitable Development Principles & Scorecard,” and “ReConnecting History”:
The Alliance is a coalition of community-based organizations and advocacy groups building shared power to advance strategic campaigns around the intersections of racial justice, economic justice, environmental justice, and health equity. Our mission is to advance justice and equity in economic growth and land development in the Twin Cities region.

The Alliance believes that the people, places, and issues of the Twin Cities are all connected. We find creative ways to link resource allocation and public policy decisions to more equitably benefit every person and place in the region.

Regional equity is a term that describes the complex interplay of racial justice, environmental justice, economic justice, and health equity. It is impossible to separate them, particularly as they relate to how major development decisions get made. Decisions and investments that affect housing, transportation, land use, economic development, and other regional issues affect all of these critical areas. We all have a stake in creating a more equitable Twin Cities region.
Characteristics of Transformative Equitable Development
Focuses project in the context of racial justice and undoing structural oppression.
Prioritizes low-wealth communities and communities of color.
Takes an asset based approach to development by lifting up what is already working and emphasizing what is good about communities.
Retains current residents, preserves, or creates additional affordable housing options.
Values organizing and community engagement.
Prioritizes community wisdom and expertise.
Ensures that the people most impacted by a development proposal are able to meaningfully plan for and benefit from that project.
Values creativity and culturally appropriate solutions.
Recognizes the link between the built environment and the social determinants of health.
Leverages transit service, pedestrian, and bicycling infrastructure.
Supports efforts to break the “disparities cycle” where one’s lifespan and health outcomes are determined by race and zip-code.
Mitigates inequitable impacts of climate change.
Promotes environmental justice while building vibrant, prosperous, and resilient communities.
Expands green spaces, cleans up polluted land, and utilizes clean, energy efficient technologies.
Generates new economic opportunities,
Supports ambitious goals towards equitable workforce development, hiring, DBE contracting, and entrepreneurial opportunities.
Banks and financial institutions offer accessible and affordable savings and loan programs. Intentionally reinvests in the community.
Supports livable wages and strong labor unions.
DEVELOPMENT OPPORTUNITIES AND ANCHOR INSTITUTIONS

1. REDEEMER LUTHERAN CHURCH ELCA
   Contact: Pastor Kelly Chapman

2. NORTH VENTURE BIKES AND COFFEE
   Contact: Pastor Kelly Chapman

3. MILDA’S CAFE
   Contact: (612) 377-9460

4. EXL LABORATORIES FACILITY (1001 GLENWOOD AVE)
   Contact: Swervo Development

5. 250 FREMONT AVE
   Contact: Bruce Bahneman

6. 404 ALDRICH AVE AND ADJACENT
   Contact: Bruce Bahneman

7. 187 HUMBOLDT AVE N
   Contact: David Wellington

8. 555 GIRARD
   Contact: Minneapolis Public Housing Authority

9. HENNEPIN MADE BUILDING
   Co-working and maker space development near Farmers Market
   Contact: Jaseon Schwartz

10. 8-ACRE AREA UNDER CONTRACT CENTURY LINK
    Contact: Bruce Bahneman

11. 212 JAMES AVE N (MARKET 212)
    Contact: David Wellington

12. 2ND AND VAN WHITE
    Contact: David Wellington

13. IMS INTERNATIONAL MARKET SQUARE
    Contact: Caroline Gagne, Property Manager, Eaglewood Partners

14. FIRST & FIRST 811 GLENWOOD
    Contact: Peter Remish

15. 837 GLENWOOD
    Contact: Bruce Bahneman

16. 241 NORTH FREMONT
    Contact: Aaron Goldstein

17. 227 COLFAK BUILDING
    Contact: Bruce Bahneman

18. LAND BANK TWIN CITIES
    Renovating residential properties west of Redeemer Lutheran
    Contact: Eddie Lundersen

19. EQUITABLE DEVELOPMENT PRINCIPLES AND SCORECARD
    A tool for communities and planners updated in 2016.
    Contact: David Colling, Executive Director, Harrison Neighborhood Association

AREA PLANNING AND PUBLIC REALM INVESTMENT

20. BASSETT CREEK VALLEY MASTER PLAN 2007
    Community master plan for area north of I-394 east of Cedar Lake Road, along and North of Glenwood Avenue to 4th Avenue and East to I-94. See image from plan lower right
    Contact: Beth Giesen

21. GLENWOOD AVENUE RAIN GARDENS
    Stormwater Management with 6 Harrison Neighborhood, Glenwood Avenue businesses with Metro Blooms, Harrison Neighborhood Association, City of Minneapolis, Hennepin County, Bassett Creek Watershed Management Commission, and Clean Water Action.
    Contact: Becky Rice, Metro Blooms

22. NORTHSIDE MINNEAPOLIS PARKS MASTER PLANS
    Minneapolis Park Board is preparing new master plans and investment schedules for north side parks including Harrison, Bde Maka Ska, Bassett Creek Park and……...
    Contact: Michael Schroeder

23. COUNTY ROAD 40 AKA Glenwood, repaving and striping Glenwood between Aldrich and Seventh.
    Contact: Krisy Morter

24. C LINE BRT (Penn Ave Rapid Bus Service) Penn Avenue to Glenwood, east to Target Field Station
    Contact: Krisy Morter

25. SOUTHWEST LIGHT RAIL TRANSIT GREEN LINE EXPANSION
    Two Harrison neighborhood stations at Royalston and Van White at Bassett Creek
    Contact: Krisy Morter

a. ROYALSTON STATION AREA
    ULC Area Plan for Royalston Station focusing on history, ecology, public realm and new development including the Farmers Market.
    Contact: Rattana Sengsoulchan

b. VAN WHITE STATION AREA
    Station Area Plan for Van White Station area focusing on history, ecology, public realm and new development including the 1-394 properties.
    Contact: Rattana Sengsoulchan

c. PENN AVENUE STATION AREA
    Station Area Plan for Royalston Station focusing on history, ecology, public realm and new development along 1-394.
    Contact: Rattana Sengsoulchan

26. BOTTINEAU LIGHT RAIL TRANSIT BLUE LINE EXPANSION
    Contact: Krisy Morter

a. VAN WHITE STATION AREA
    Station Area Plan for Van White Station area focusing on history, ecology, public realm and new development including the Sumner Library and Heritage Park neighborhood.
    Contact: Rattana Sengsoulchan

b. PENN AVENUE STATION AREA
    Station area at Penn Avenue and Olson Memorial Highway focusing on history, ecology, public realm and new development.
    Contact: Rattana Sengsoulchan

c. PLYMOUTH AVENUE STATION AREA
    Station area at Plymouth Avenue east of Theodore Wirt focusing on history, ecology, public realm and new development.
    Contact: Rattana Sengsoulchan
Ward 3 Information

The Third Ward is a dynamic grouping of neighborhoods, all of which are jam packed with potential. Home to the birthplace of our city, the central business district, and some of the fastest growing and most historic neighborhoods in the country, the Third Ward will prove to be a driving force in our state and region. The following are just a few of the gems located in the Third Ward:

Downtown Minneapolis - home to fortune 500 companies and thriving small and local businesses;

The Northeast Arts District - an area brimming with creativity, passion for civic engagement, and cultural diversity;

Saint Anthony Falls - the birthplace of our city and major tourist hub, attracting 2 million visitors per year;

Marcy Holmes/Dinkytown - former home of Bob Dylan, present home to numerous U of M students, and the first neighborhood of our city;

The Mississippi Riverfront - a national park and natural wildlife habitat, providing adventure, peace, and nature just a short walk from downtown;

North Loop - our city's fastest growing neighborhood, and a national model for raising families in an urban setting.

For more information, see the Ward 3 profile (pdf).

Ward 5 Information

Neighborhoods | Harrison, Hawthorne, Jordan (part), Near North, North Loop (part), Sumner-Glenwood, Willard-Hay (part)

Distinguishing Features | Phyllis Wheatley, North Point Wellness Center, Historic Capri Theater, Lundstrum Center, Juxtaposition Arts, Minneapolis Farmers Market, Minneapolis Urban League, University of Minnesota: Urban Research and Outreach/Engagement Center

Minneapolis Public Schools | North Community High, Plymouth Youth Center Alternative High School, Urban League Academy Elementary, Bethune, Hall

Parks | Bethune Park, Cottage Park, North Commons Park, Jordan Park, Harrison Park, Farwell Park, Theodore Wirth Regional Park

Libraries | Sumner Library, North Regional Library

List of Participants

Dan Collison, Executive Director, NūLoop Partners
Tim Griffin, Senior Research Fellow, Minnesota Design Center at University of Minnesota
Tom Fisher, Director, Minnesota Design Center
Nick Koch, Associate Vice President, HGA Architects and Engineers
David Fields, Consultant
Bruce Bahneman, President West Market District Business Association and ESVision Young
Sarah Barrow, External Affairs and Minneapolis Community Relations at Xcel Energy
Charles Carlson, Senior Project Manager, Bus Rapid Transit (BRT) Metro Transit
Pat Carmey, The Carmey Group
Kimberly Carpenter, Community Engagement Coordinator, Metro Blooms
Jackie Cherryhomes, Consultant
David Colling, Executive Director, Harrison Neighborhood Association
Betta Gordon, Communications Team, Redeemer Lutheran Church
Beth Grosen, Senior Project Coordinator, City of Minneapolis Economic Policy & Development
Mark Huting, Planning & Zoning, Parks & Beautification, North Loop Neighborhood Association
Evelyn La Rue, Director of Resident Initiatives, Minneapolis Public Housing Authority
Julianne Leerssen, Equity and Inclusion Manager, Minneapolis Promise Zone, City of Mpls
Ian Magnuson, Assistant Communications Director, Redeemer Lutheran Church
Kristy Morter, Project Manager, Hennepin County
Becky Rice, Executive Director, Metro Blooms
Tanamis Downe Schwe, Local Food Policy Coordinator, Homegrown Minneapolis
Carletta Sweet, Downtown Minneapolis Neighborhood Association
Jeff Washburne, Executive Director, City of Lakes Community Land Trust
Pastor Kelly Chapman, Redeemer Lutheran Church
Dennis Fausto, Heritage Park Neighborhood Association and Board Member, Bryn Mawr Neighborhood Association
Caroline Gagne, Real Estate Manager, Eagle Ridge Partners
Eddie Landenberger, Vice President, Land Bank Twin Cities, Land Acquisition & Brokering
Kerri Pearson, Principal Planning Analyst, Hennepin County
Jackson Swartz, Co-founder, Hennepin Made
Jennifer Thomas, Property Manager, Greywolf Partners (Manages IMS)
The Glenwood Avenue Corridor
Acknowledging the Complexity of Gentrification and Casting a Vision for Equitable Development