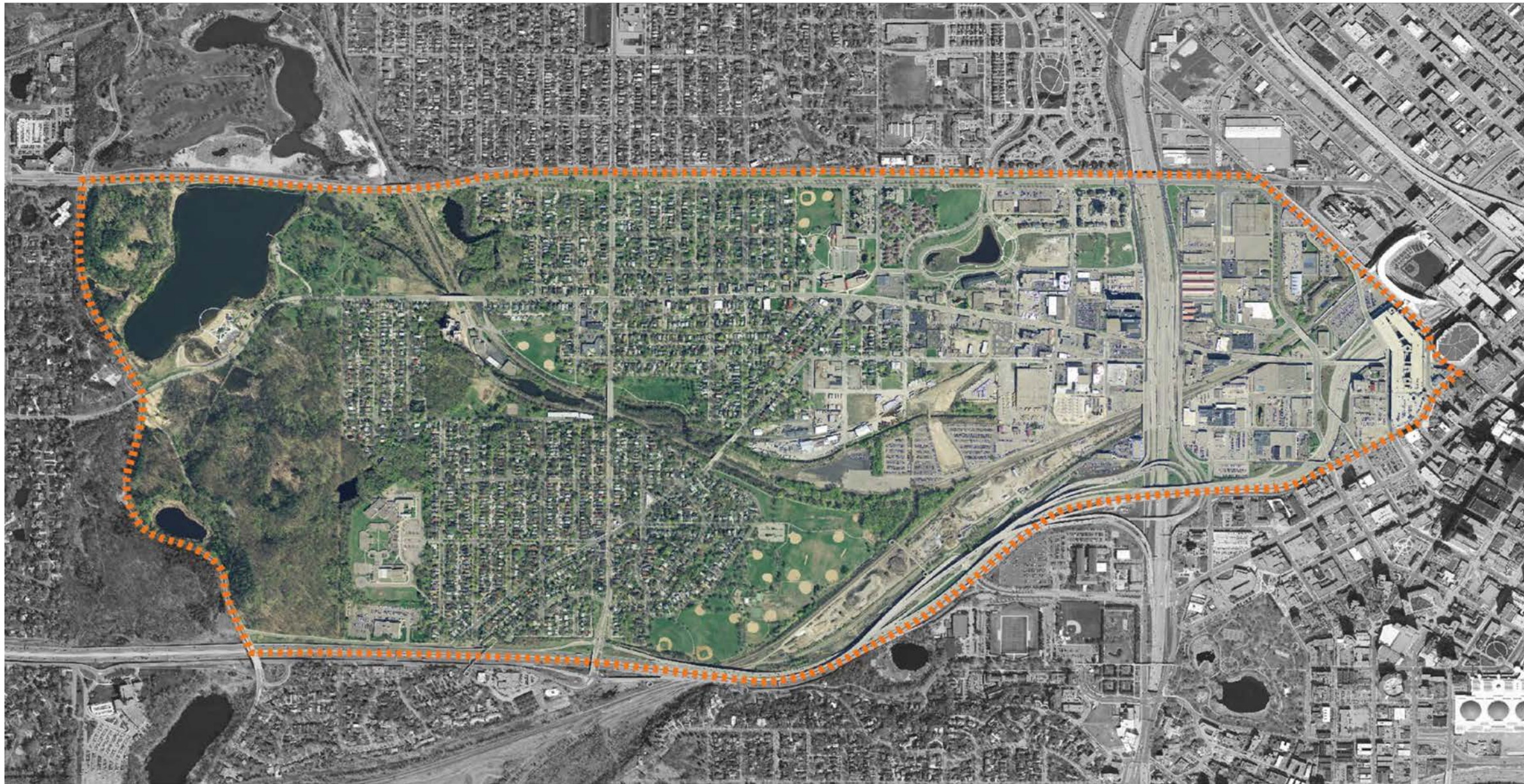


The Glenwood Avenue Corridor

Acknowledging the Complexity of Gentrification and Casting a Vision for Equitable Development





First Covenant Church Minneapolis

810 SOUTH 7TH STREET MINNEAPOLIS, MN 55415
612-332-8093 FAX 612-332-0401

DAN COLLISON
LEAD PASTOR

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EAST TOWN
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PARTNERSHIP

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downtown
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2020 Partners

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mpls, mn 55402

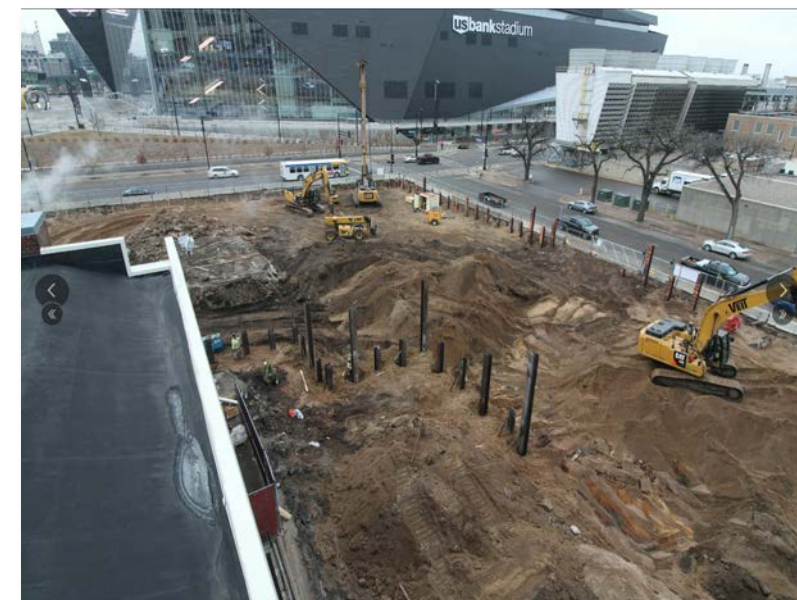
DAN COLLISON

executive director
dcollison@downtownminneapolis.com

612.927.3123 direct
952.401.3895 cell
612.338.0634 fax
the2020partners.com

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.



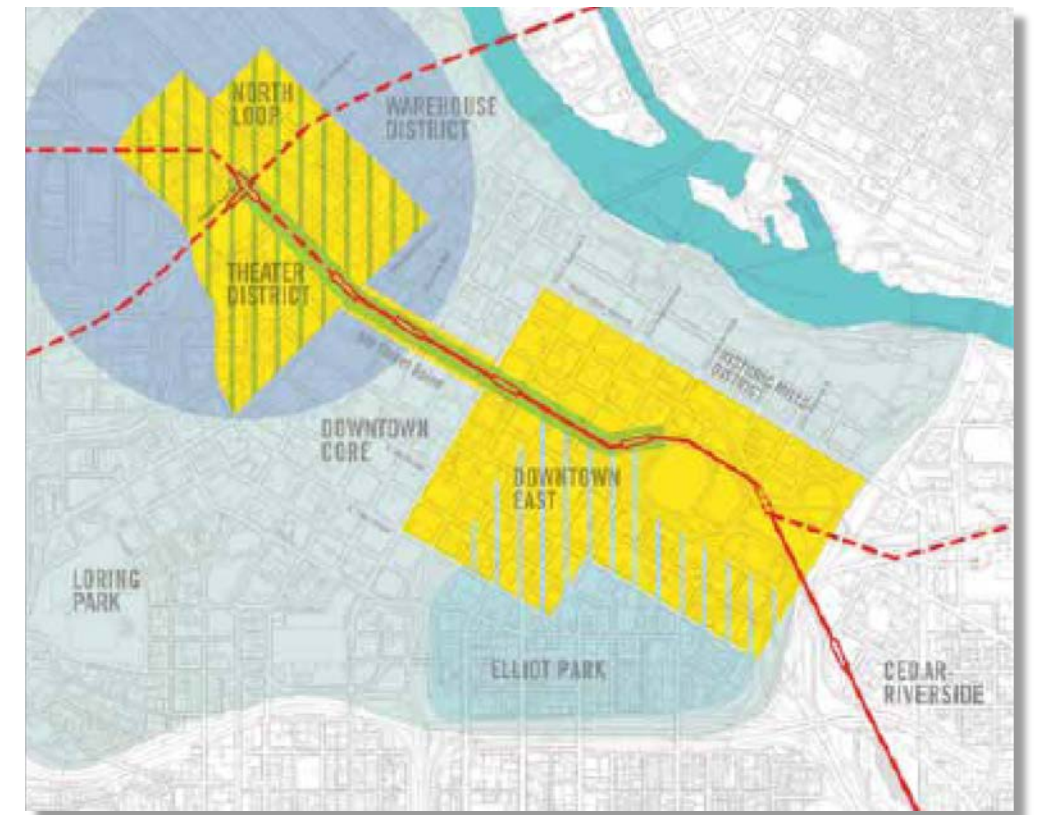


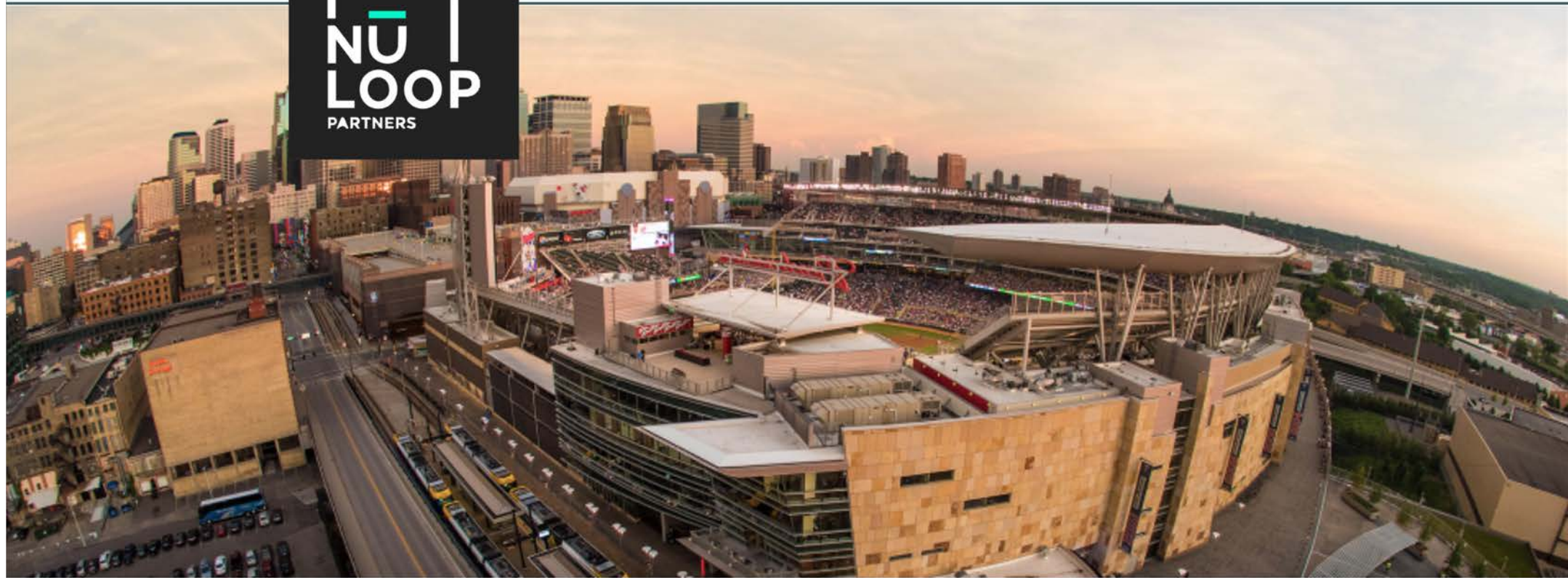
east
TOWN
MINNEAPOLIS

2020 Partners



NÜ
LOOP
PARTNERS





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.

[Read More](#)



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.

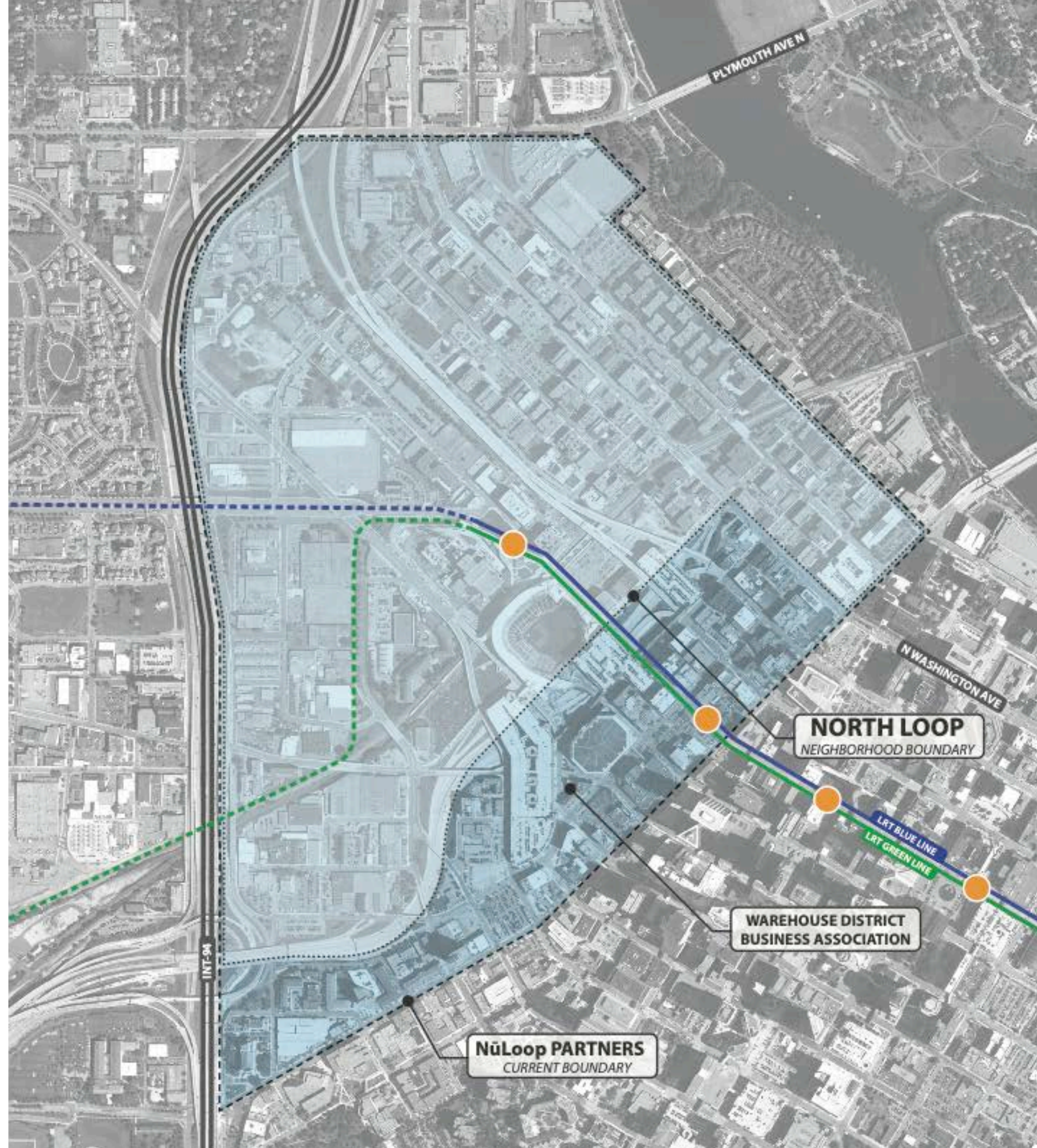
[Read More](#)

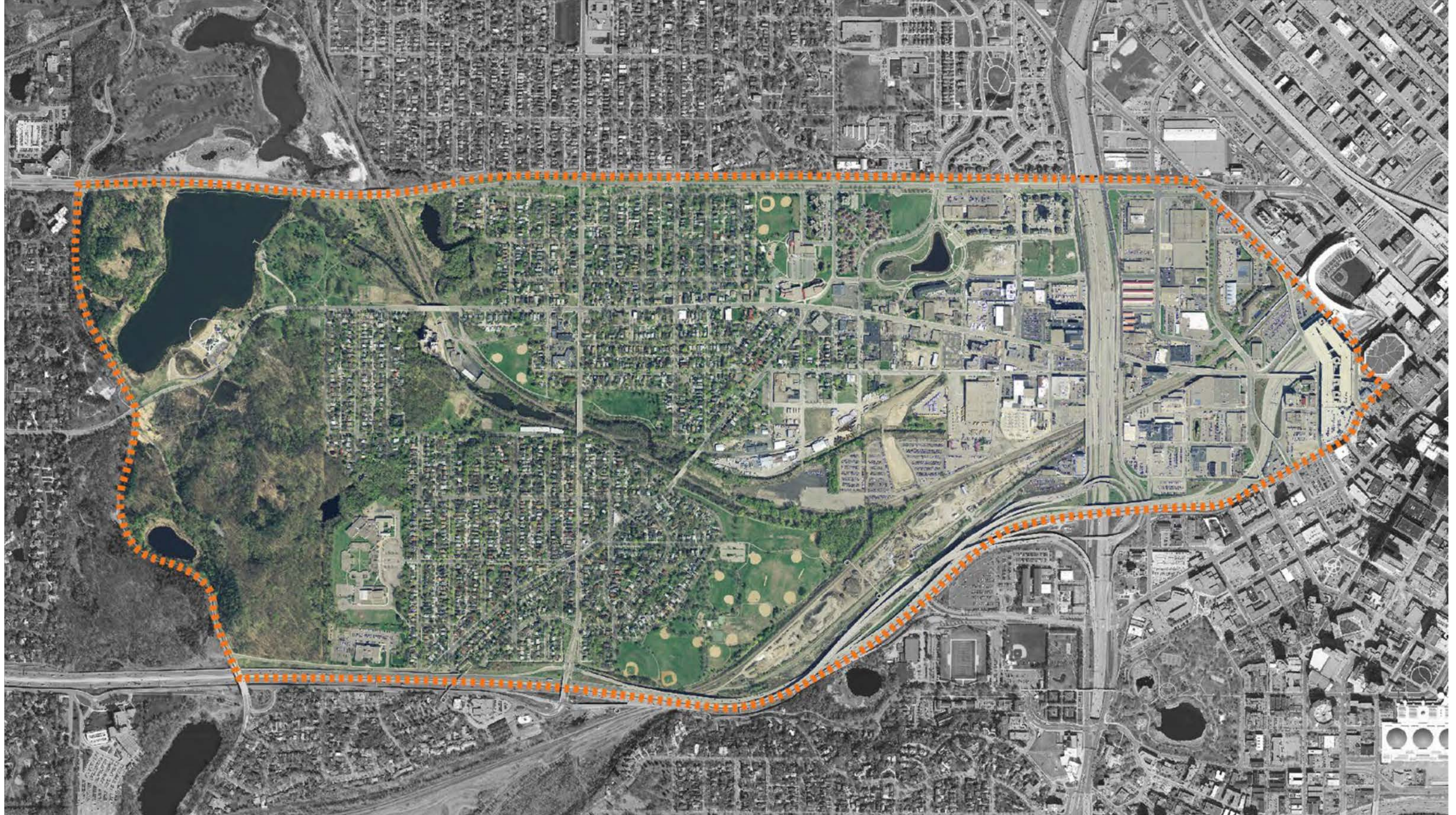


ABC Ramps

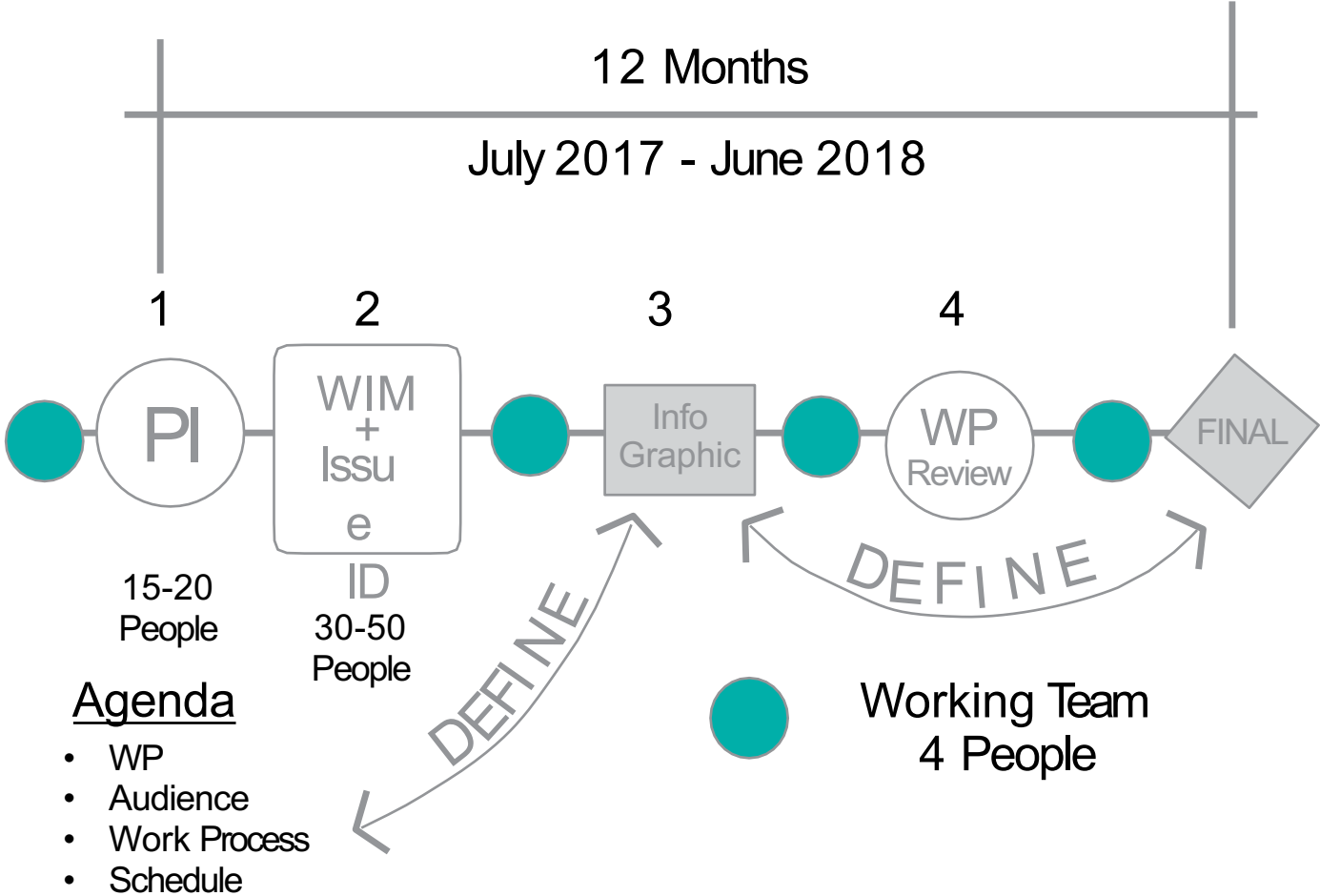
The ABC Parking Ramps are the largest parking structures connecting the North Loop to downtown Minneapolis. This presentation previews key improvements for these three mobility assets.

[Read More](#)





The Glenwood Convening



- **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

NūLoopPARTNERS

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.

WWW.NULOOOP.ORG

TIMEFRAME

2017 -2018

CONTACT INFORMATION

DAN COLLISON

EXECUTIVE DIRECTOR

NūLoop PARTNERS

DCOLLISON@MPLSDOWNTOWN.COM

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

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

COMMUNITY MEMBERS such as **Urban** neighborhoods, **Suburban** communities, **Rural** communities, and **Cultural groups** could use this Scorecard when:



Community visioning/
planning with a focus on
equity (e.g. small area
plan, development plan,
or master plan)



Scoring a **proposed**
development project

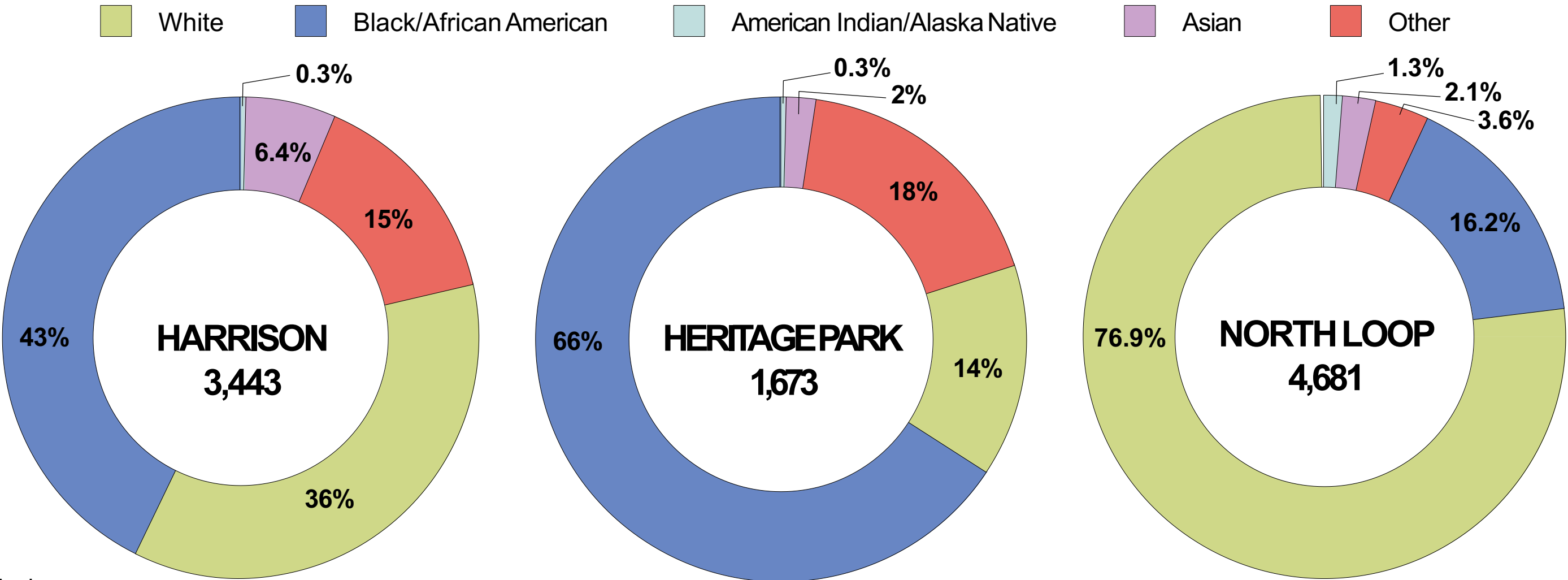


Scoring a **development**
project currently in
progress



Making **policy change**
recommendations

Who Lives Here?



Source: American
Community Survey,
2015 5-year estimates

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

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

State of Subsidized Affordable Housing

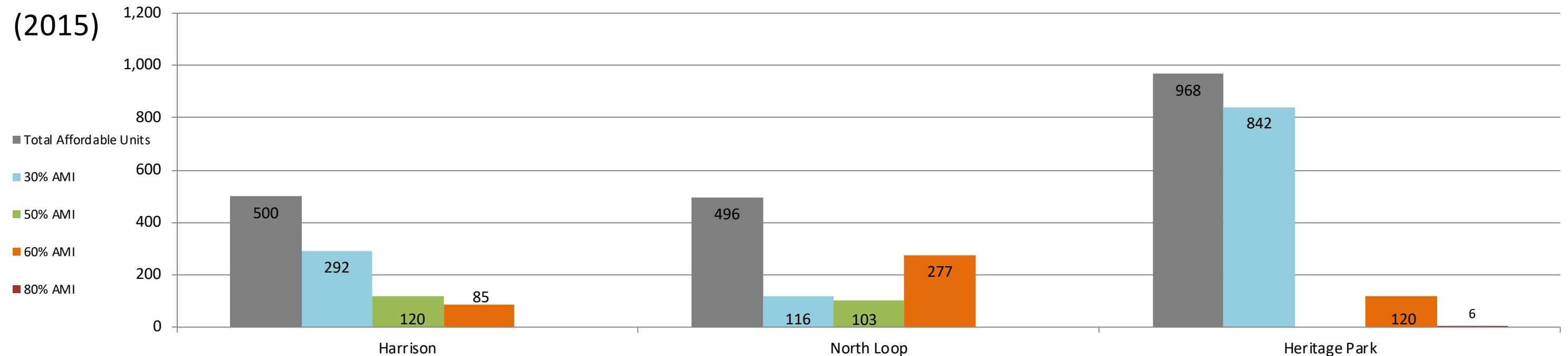
Housing Link estimates 27 Projects in **Harrison**

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

Units by
Income Limits
(2015)



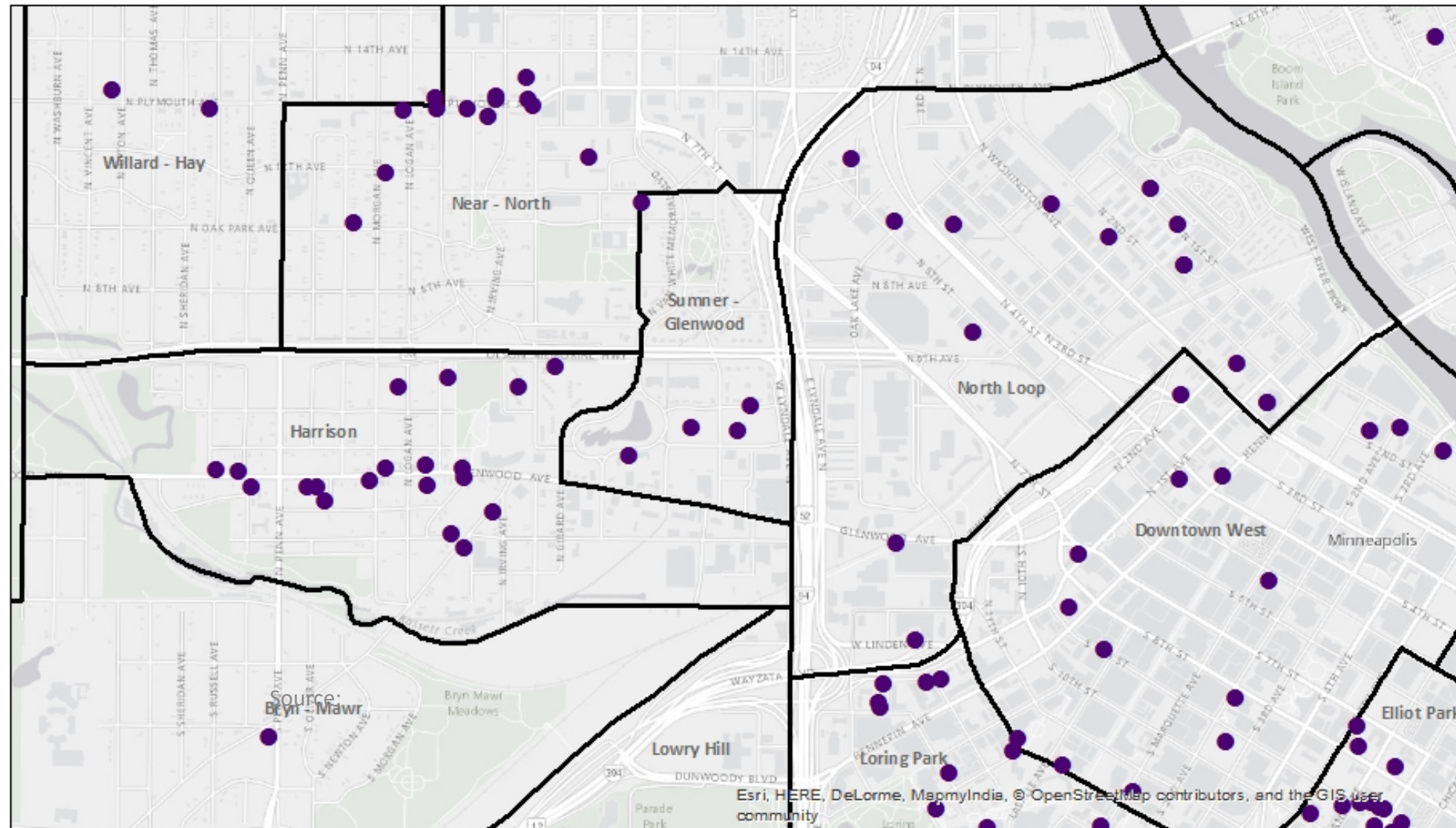
Source:

	Properties	Total Units	30% AMI	50% AMI	60% AMI	80% AMI	Total Aff Units
Harrison	27	594	292	120	85	0	500
North Loop	14	1,060	116	103	277	0	496
Heritage Park	13	974	842	0	120	6	968

Center for Urban and
Regional Affairs (CURA)

UNIVERSITY OF MINNESOTA

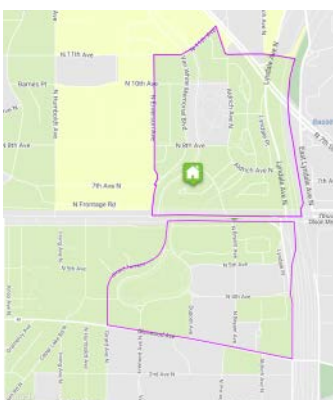
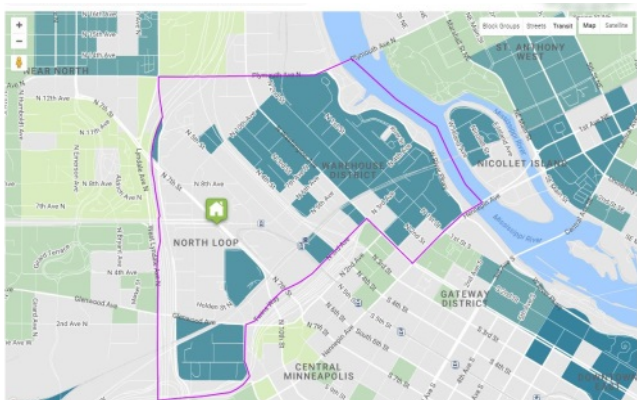
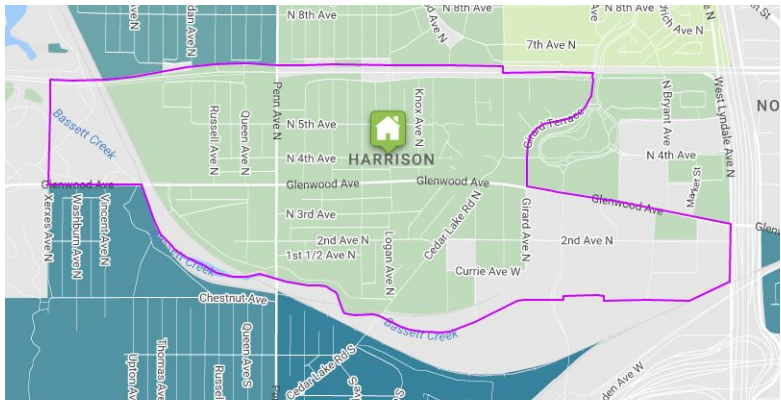
Naturally Occurring Affordable Housing



Housing + Transportation Costs

	HARRISON	NORTH LOOP	HERITAGE PARK
Housing and Transportation Costs as % Income:	37%	57%	23.5%
Housing as % Income:	20%	42%	15.5%
Transportation as % Income:	18%	15%	12.5%

Source:





Southwest Corridor Investment Framework

Kerri Pearce Ruch, Community Works Project Coordinator

Community Works program goals



STIMULATE
ECONOMIC DEVELOPMENT
AND JOB GROWTH



ENHANCE THE TAX BASE



INNOVATE AND ADVANCE
SUSTAINABILITY

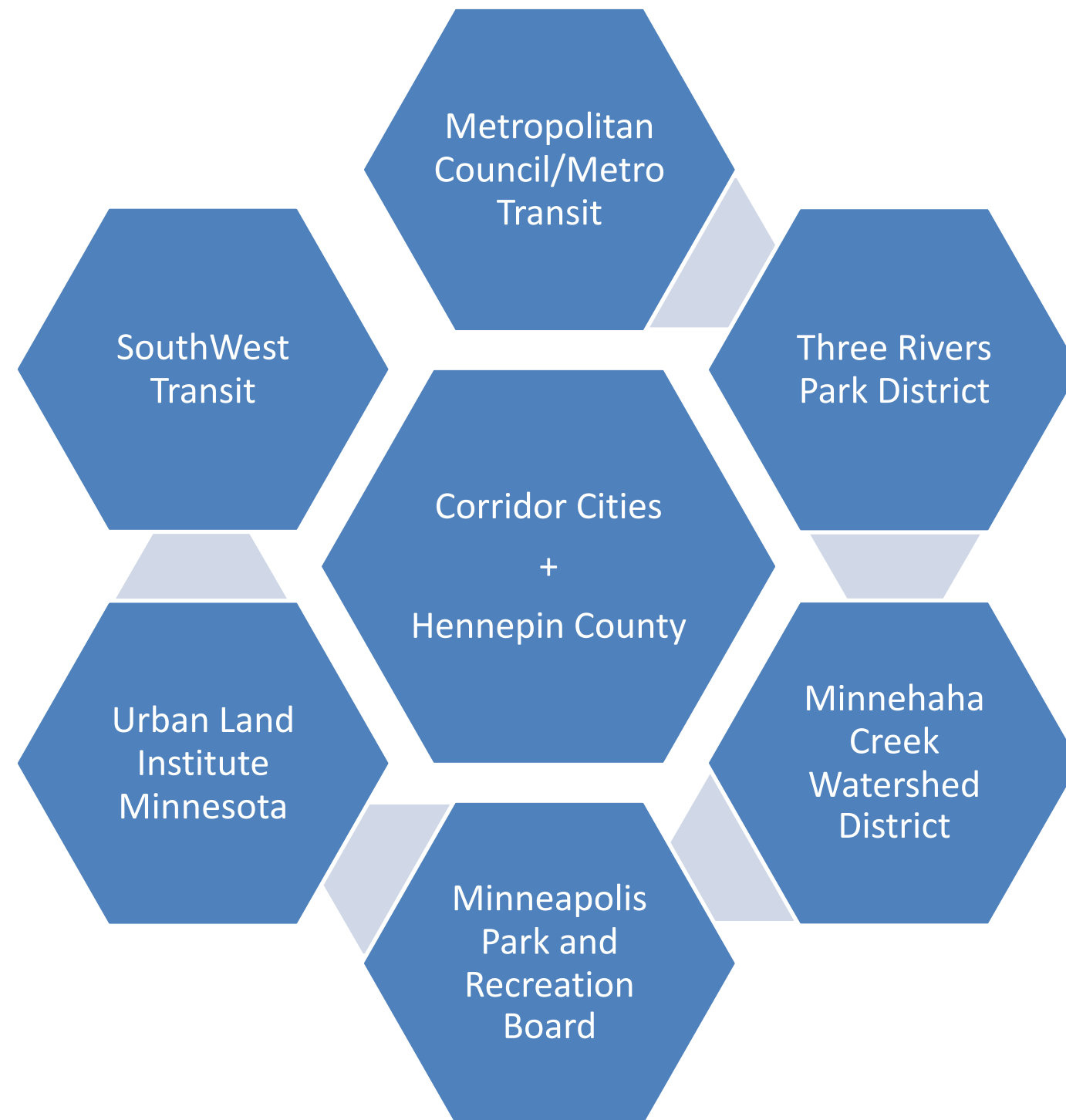


STRENGTHEN AND
CONNECT
PLACES AND PEOPLE

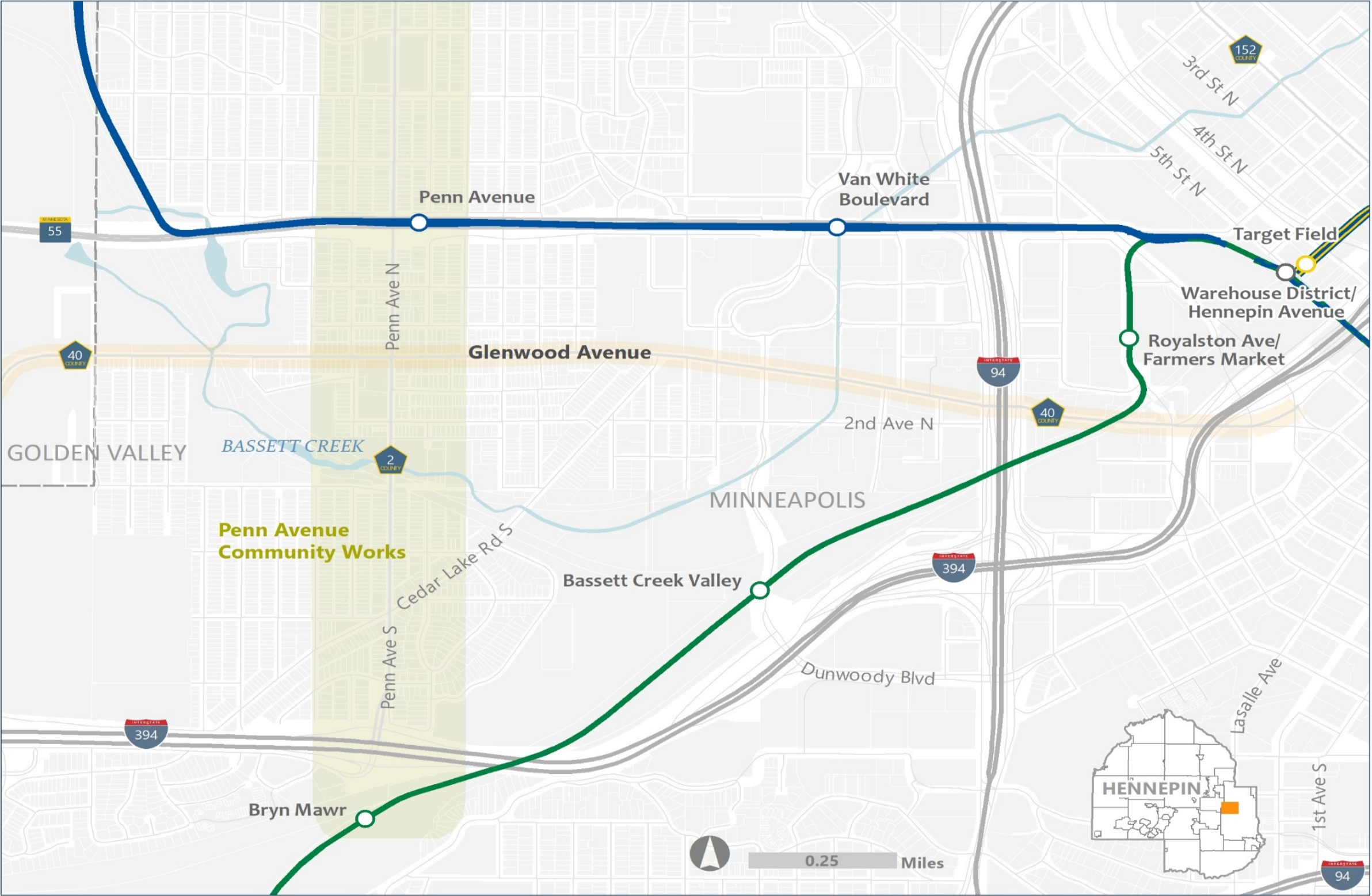


LEAD COLLABORATIVE
PLANNING AND
IMPLEMENTATION

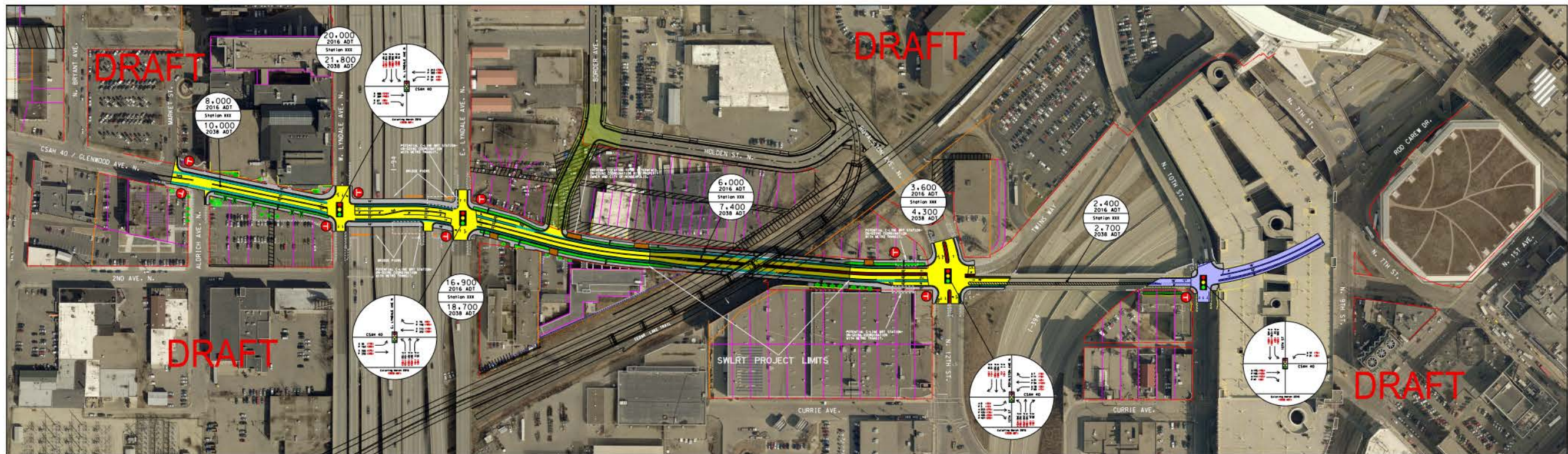
Public/Private Partnerships



Glenwood Avenue Corridor



Glenwood Avenue (CSAH 40) Project

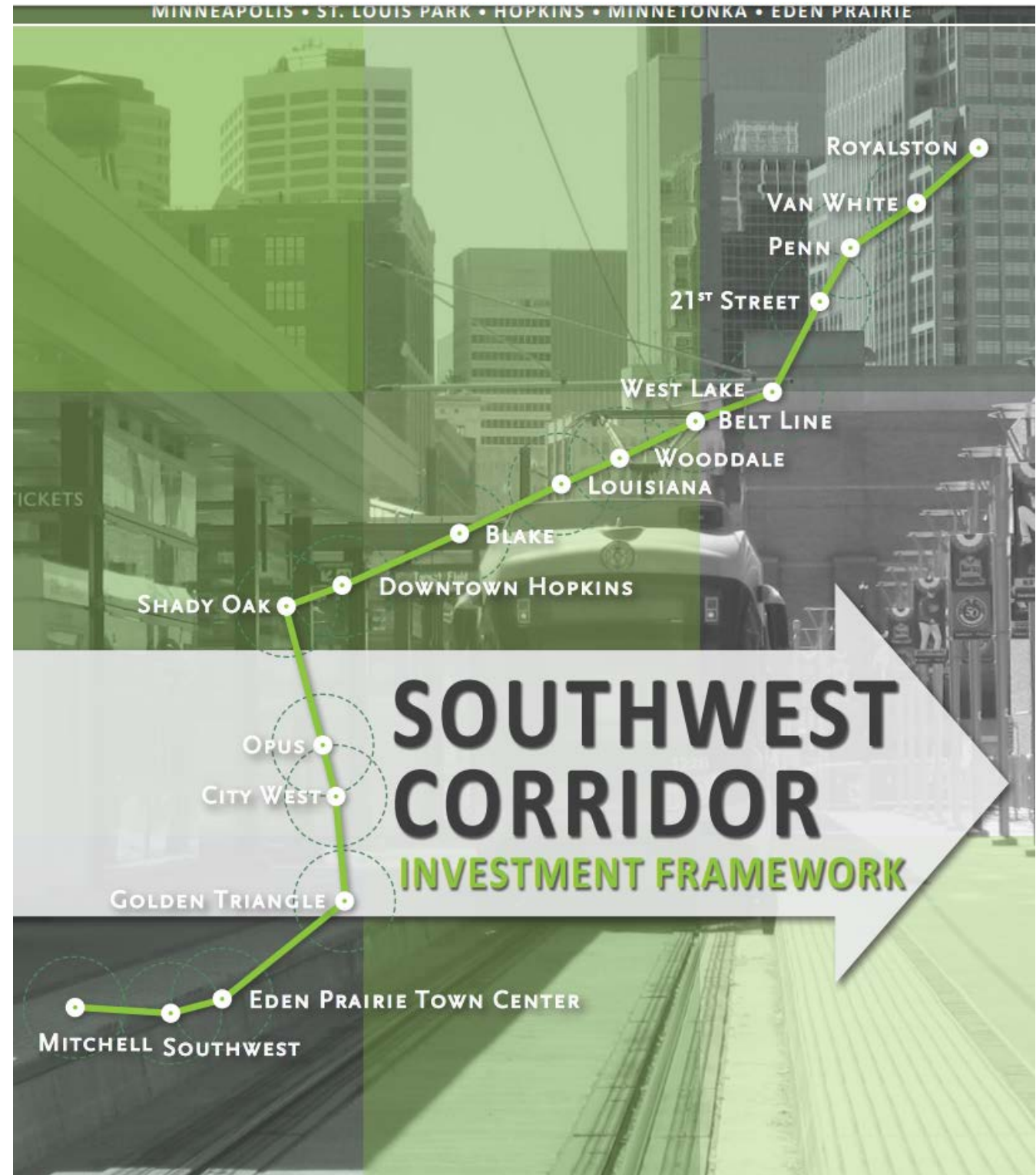


- Project boundaries: Aldrich Avenue on the west and Seventh Street on the east
- Construction expected 2019 or 2020, coordinated with SWLRT construction

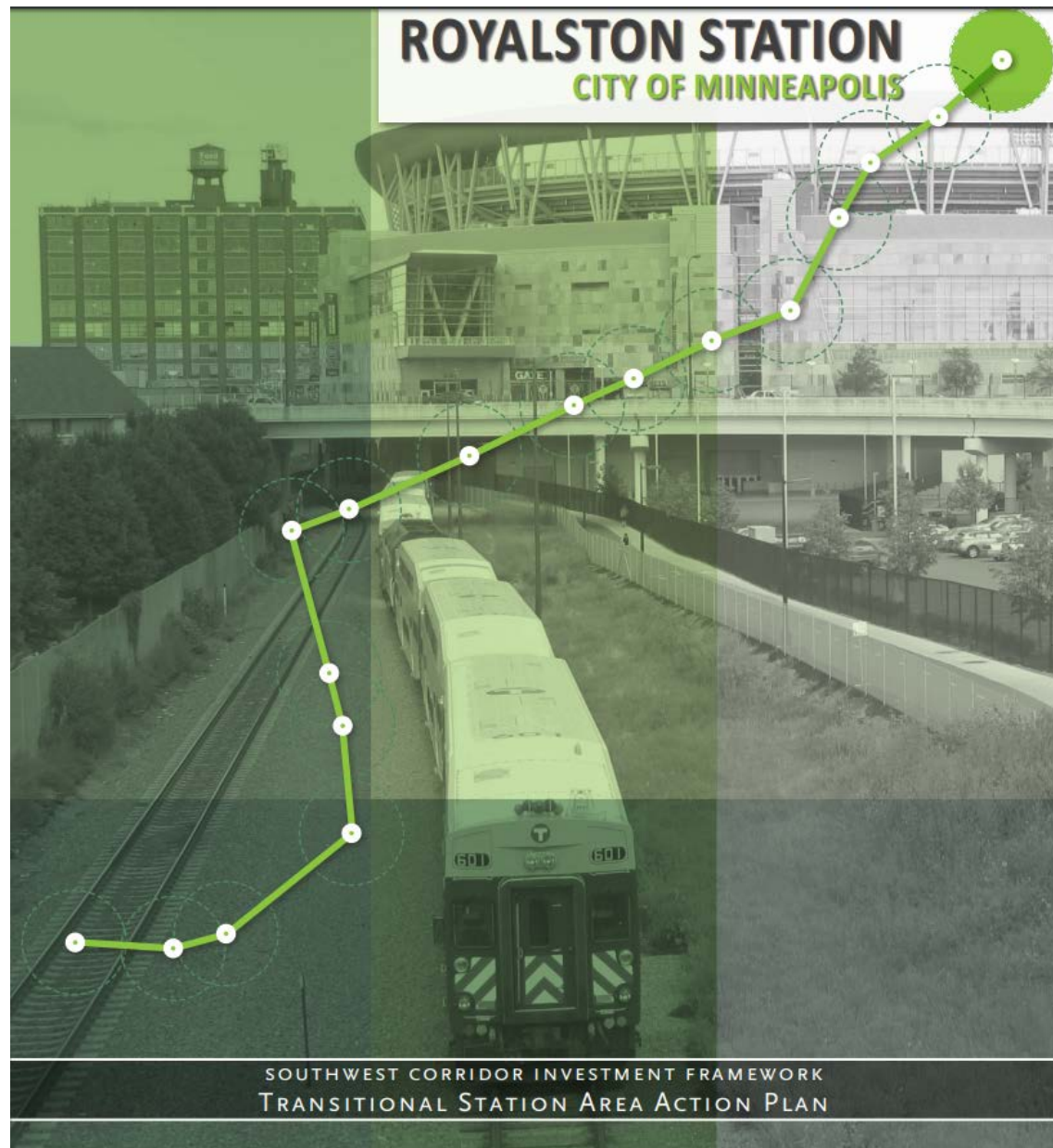
Southwest Corridor Investment Framework

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

FIGURE 2-9. STATION AREA IMPROVEMENTS



Royalston Avenue Station

Station type: Heritage, Arts and Culture

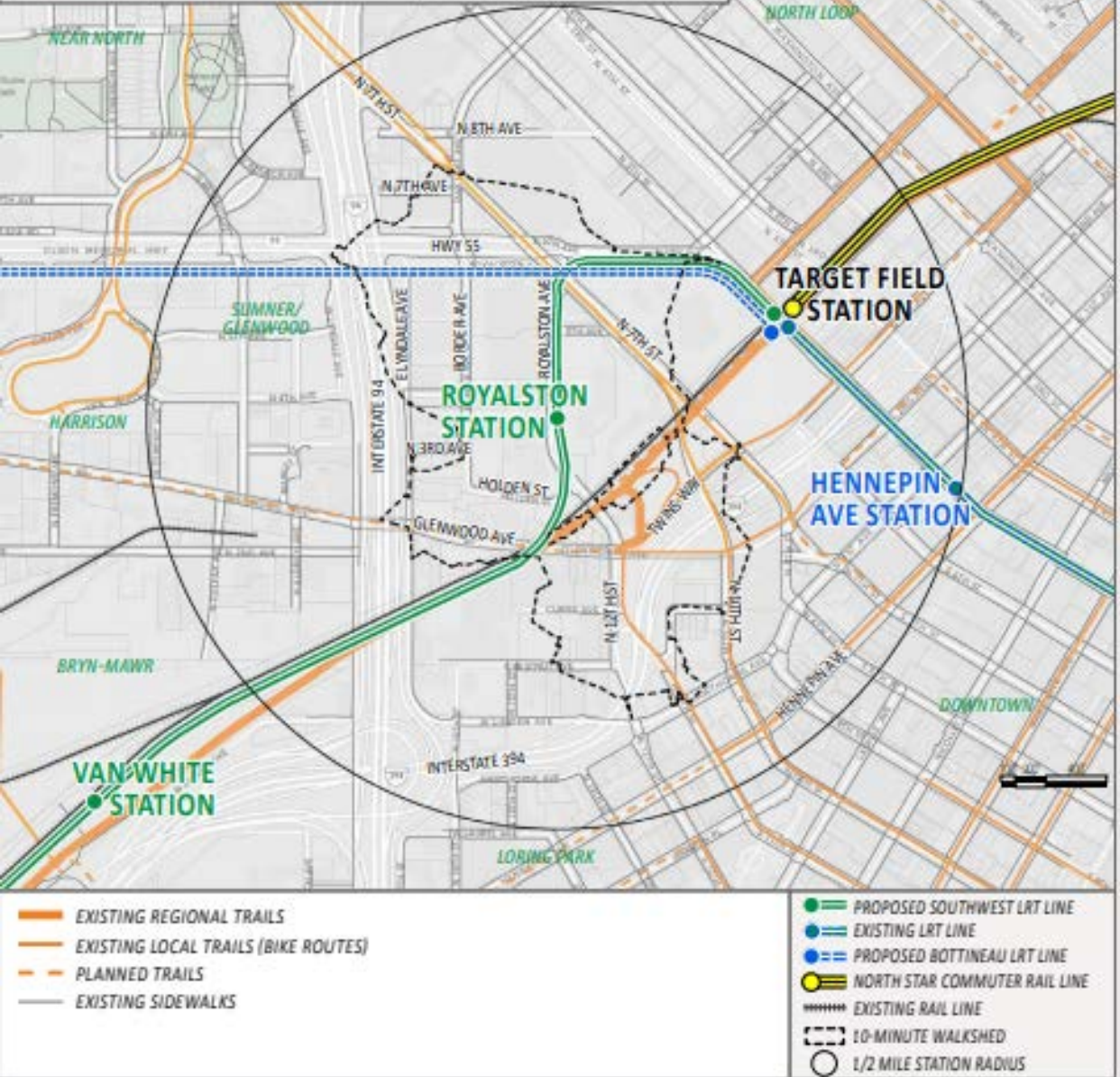
Existing conditions: low-rise industrial and commercial buildings; many destinations within walking distance

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

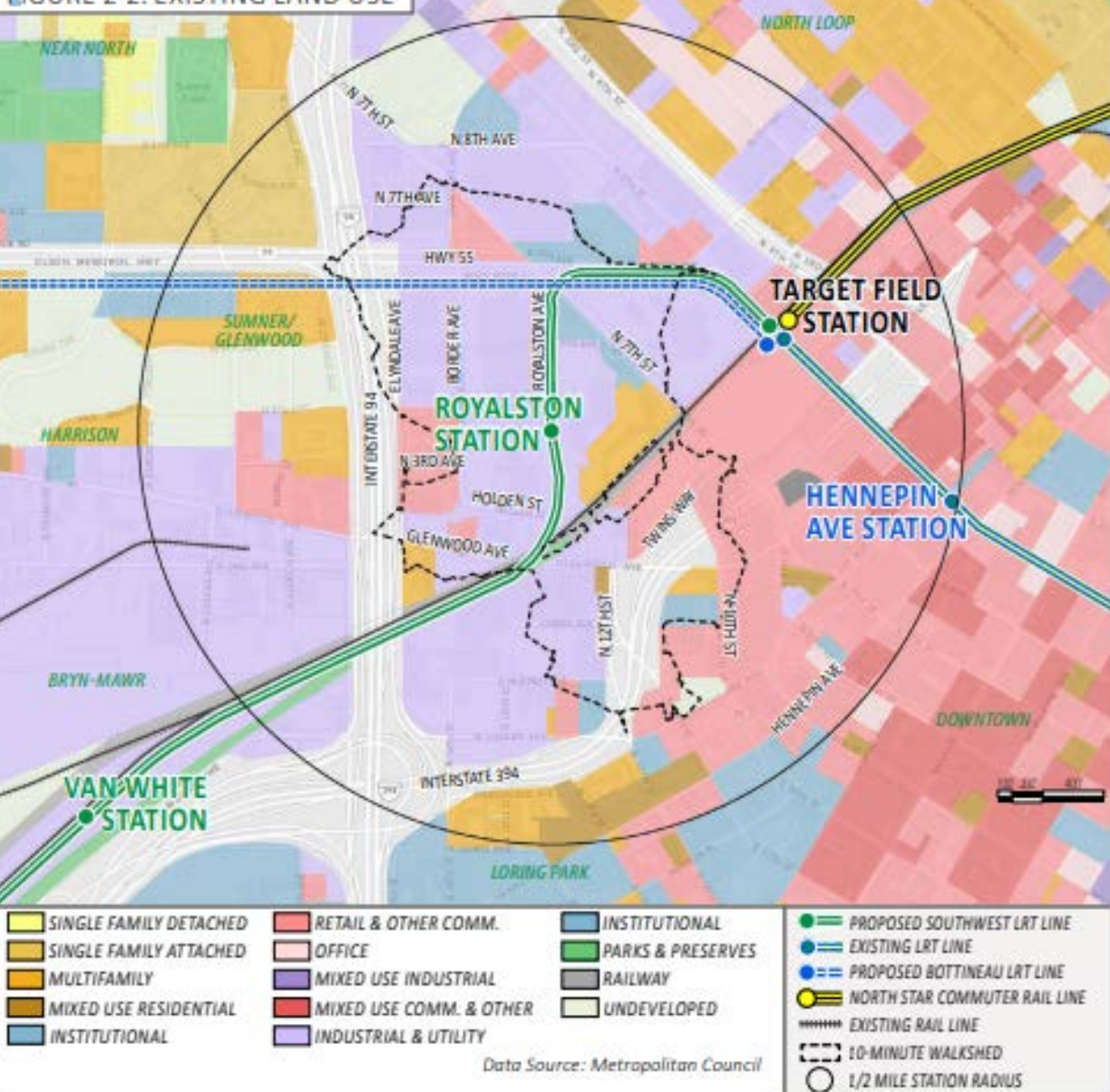
Challenges: land uses, block sizes and limited east-west connectivity

FIGURE 2-5. EXISTING SIDEWALKS, TRAILS, AND BIKEWAYS



Existing Conditions (2012/13)

FIGURE 2-2. EXISTING LAND USE



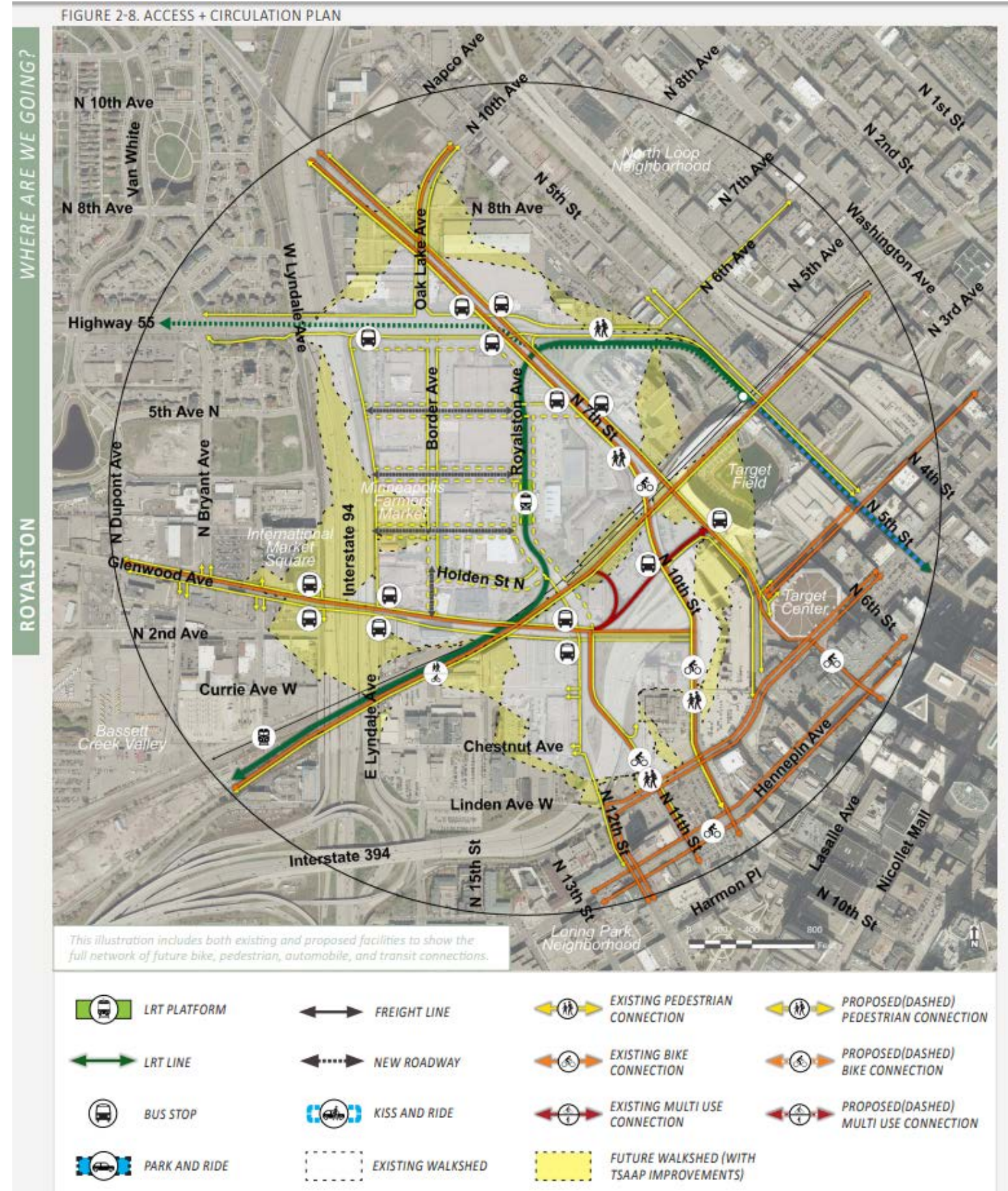


Opening Day recommendations:

- 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](https://hennepin.us/Bottineau)

Andrew Gillett & Kerri Pearce Ruch, project managers

andrew.gillett@hennepin.us 612-348-4949

kerri.pearceruch@hennepin.us 612-348-3080

Penn: [Hennepin.us/penn](https://hennepin.us/penn)

Nate Hood, project manager

Nathaniel.hood@hennepin.us 612-596-9876

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

jason.stabell@hennepin.us 612-596-0371



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



Ink Coffee in Denver became a target for vandalism and outrage after the cafe posted a sign saying it was “happily gentrifying the neighborhood.” Theo Stroomer for The New York Times

By Julie Turkewitz

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.



 **La Suprema Pistola**
@thepperfectRu

yo @inkcoffee we are not cool with this sign on 29th and Larimer. Bad decision. Bad design. BAD. W.T.F.

♡ 995 2:01 PM - Nov 22, 2017

💬 578 people are talking about this



Protesters outside the Ink coffee shop in the Five Points neighborhood of Denver on Saturday.
Theo Stroomer for The New York Times



Tay Anderson, in sunglasses, organized a protest and a boycott of the cafe, where demonstrators carried signs criticizing city officials over changes in the area. Theo Stroomer for The New York Times



Managing Gentrification



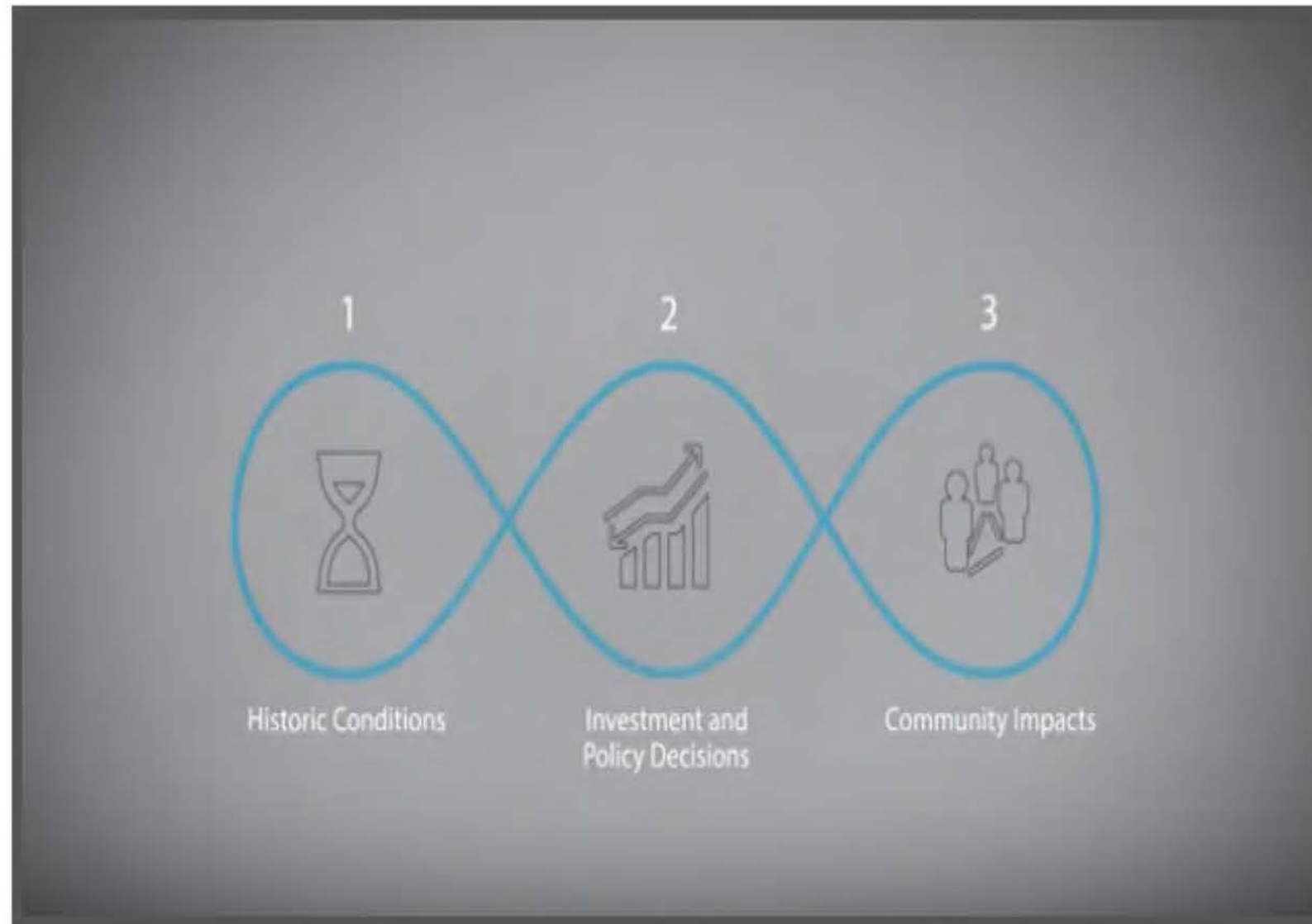
Urban Land
Institute

Contents

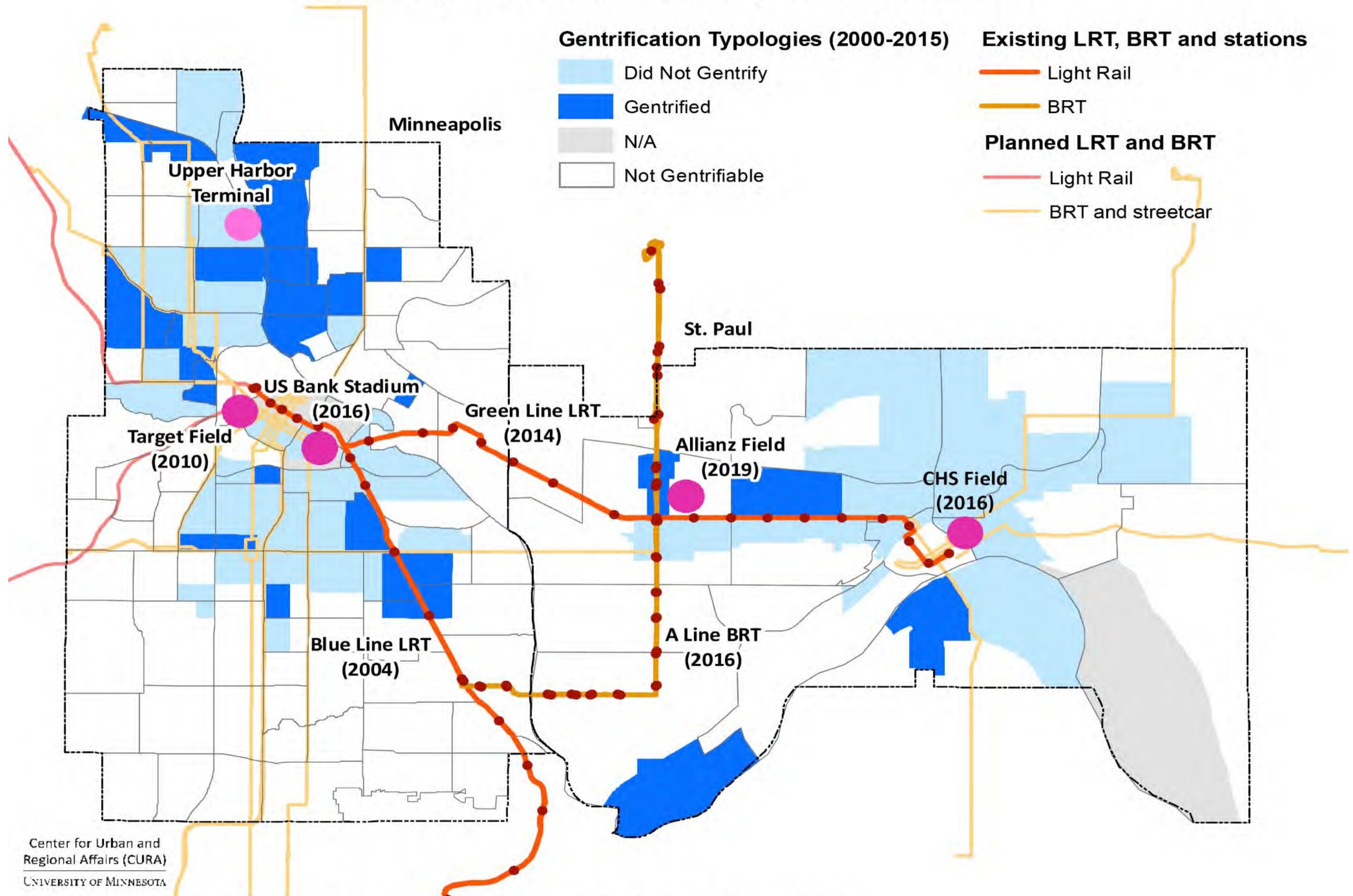
Introduction	vi
Principles for Managing Gentrification	1
Recognize That Gentrification Is About More Than Housing	1
Engage Communities and Stakeholders	3
Pursue the Power of Partnerships	5
Identify and Address Affordable Housing Needs	5
Find and Acquire Lower-Cost Land	6
Support Income and Asset Creation	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.



Minneapolis-St Paul: Transitways and Gentrification

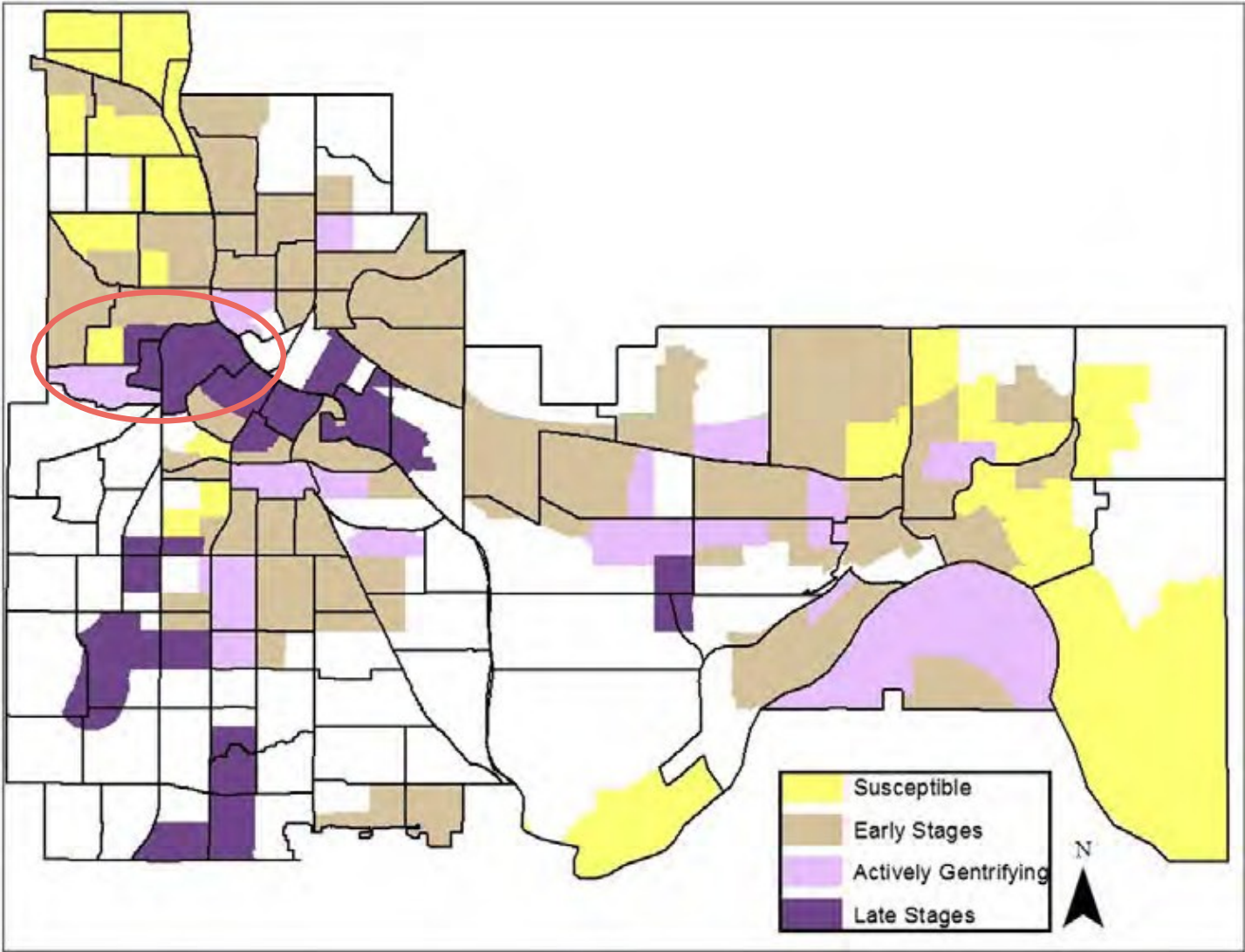


Center for Urban and
Regional Affairs (CURA)
UNIVERSITY OF MINNESOTA

Data Sources: Rail routes and stations - MetCouncil June 2016, Gentrification Typologies - CURA Research 2017

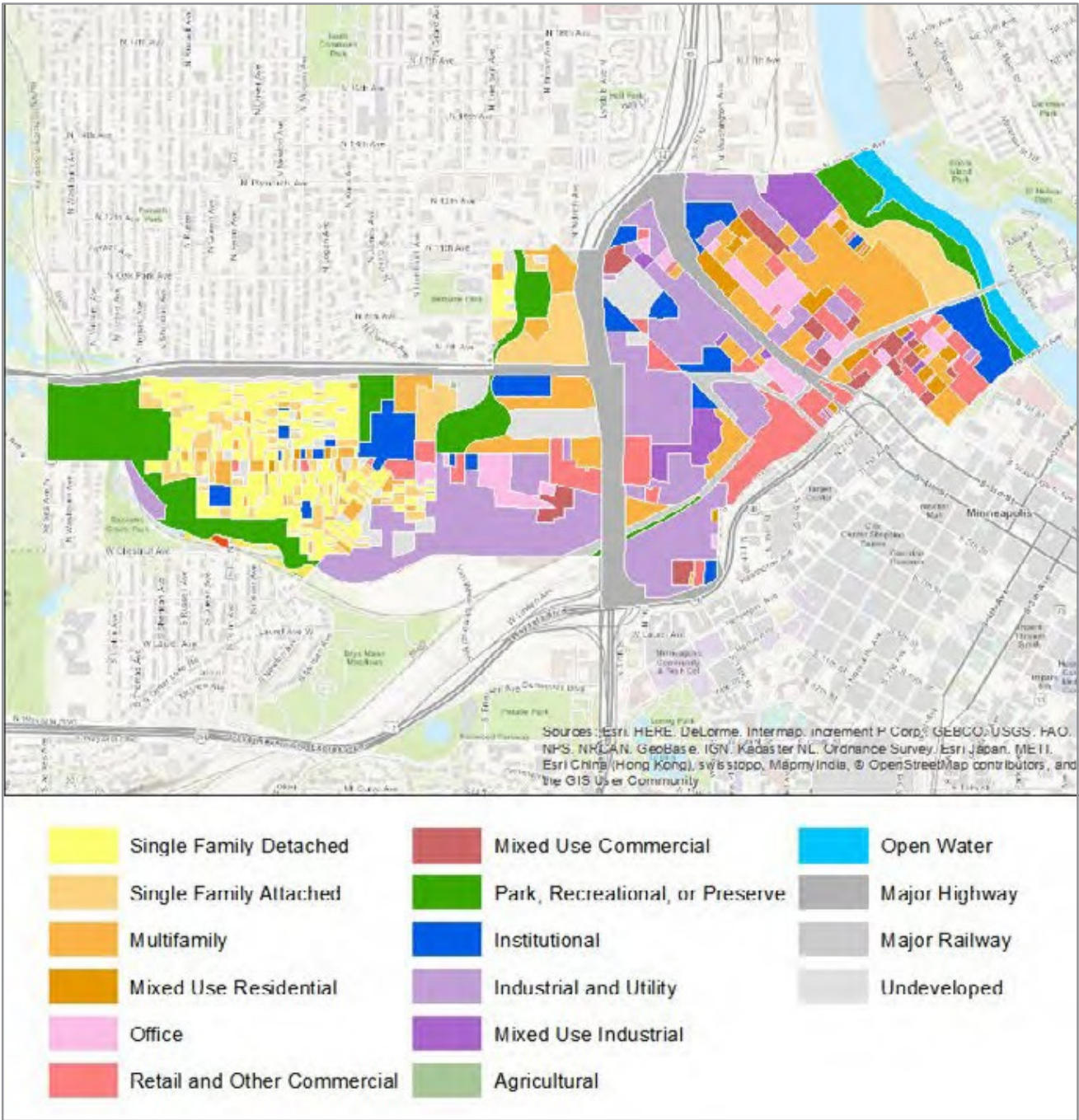
Land Use | Gentrification

GENTRIFICATION INDEX



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

GENERALIZED LANDUSE (2016)



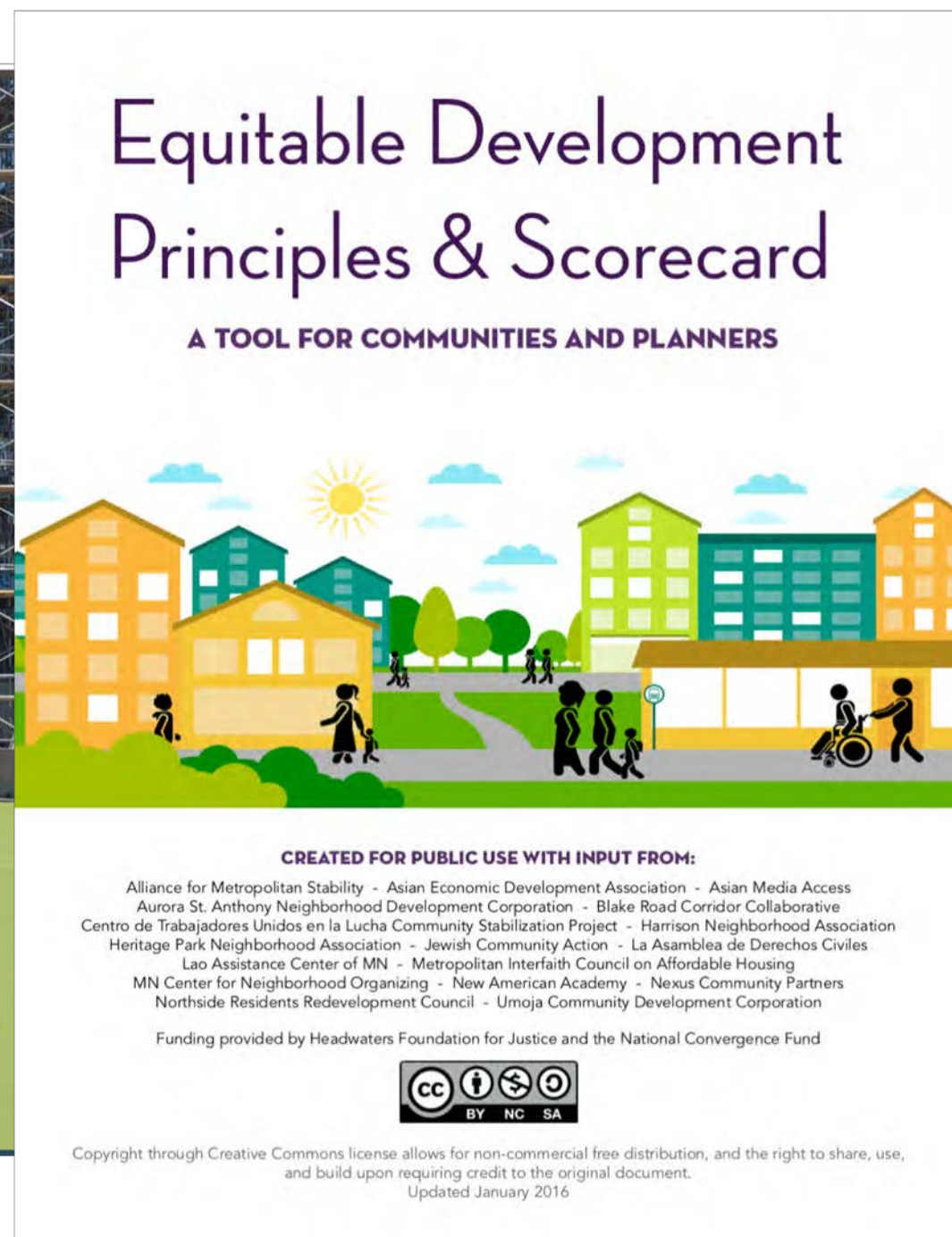
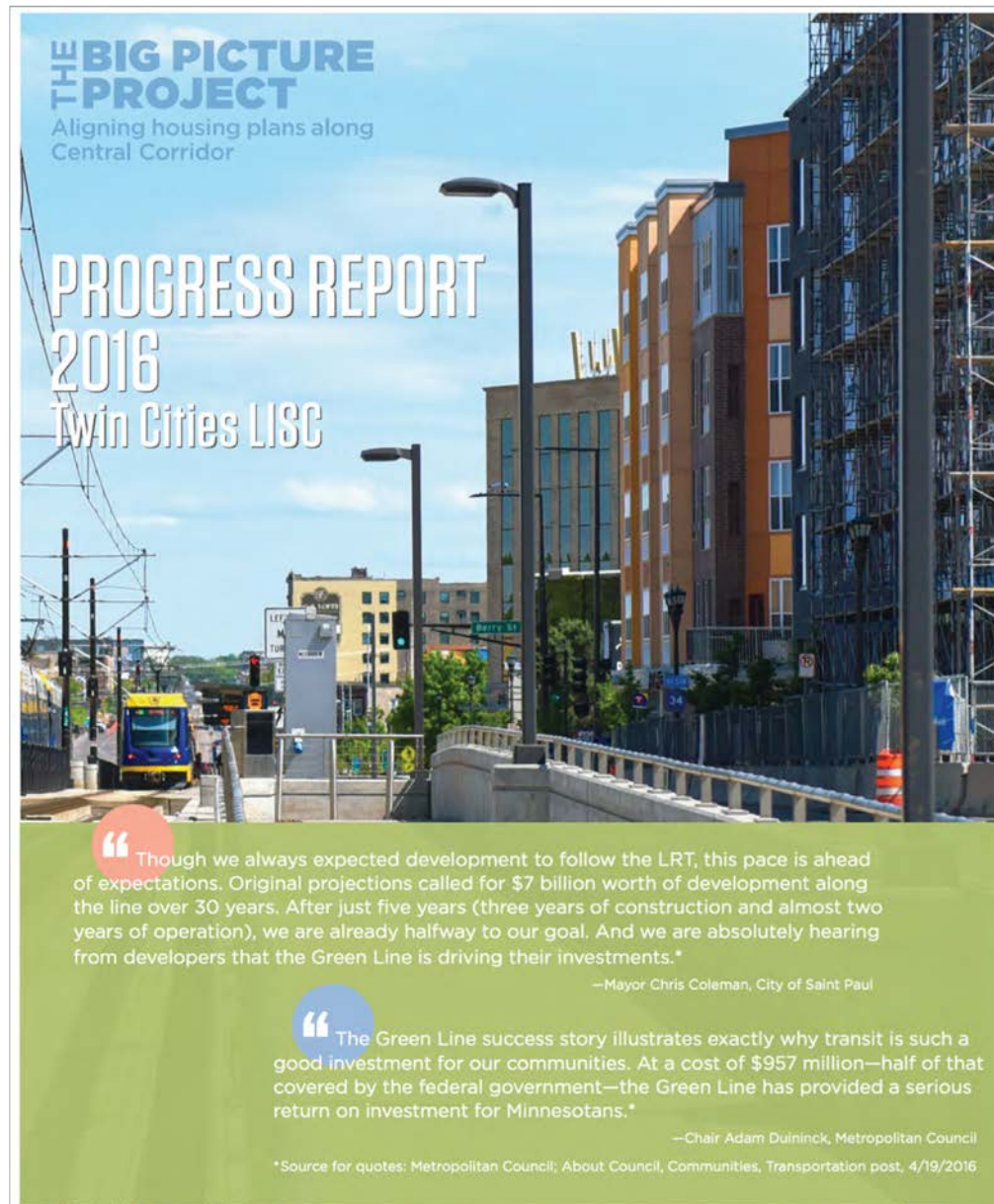
HARRISON is predominately single family detached

HERITAGEPARK is combination of multifamily 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”:



ReConnecting History

The Rondo Land Bridge provides an opportunity to address the division of the Rondo neighborhood caused by the construction of Interstate 94. In the 1930s, Rondo Avenue was the heart of St. Paul's largest African American neighborhood. When constructed in the 1960s, Interstate I-94 shattered this tight-knit community, displacing thousands of African Americans and essentially erasing a neighborhood. While the construction of I-94 radically changed the landscape of the neighborhood, the community of Rondo still exists and this project seeks to reconnect its separated parts.

LEARN MORE

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Updated January 2016



About us



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

The Alliance

ADVANCING REGIONAL EQUITY



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.

The Alliance

ADVANCING REGIONAL EQUITY



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.

The Alliance logo features a stylized, multi-colored arrow pointing upwards and to the right, composed of segments in yellow, green, blue, orange, and red. The text "The Alliance" is written in a white, sans-serif font to the left of the arrow.

The Alliance

ADVANCING REGIONAL EQUITY



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.



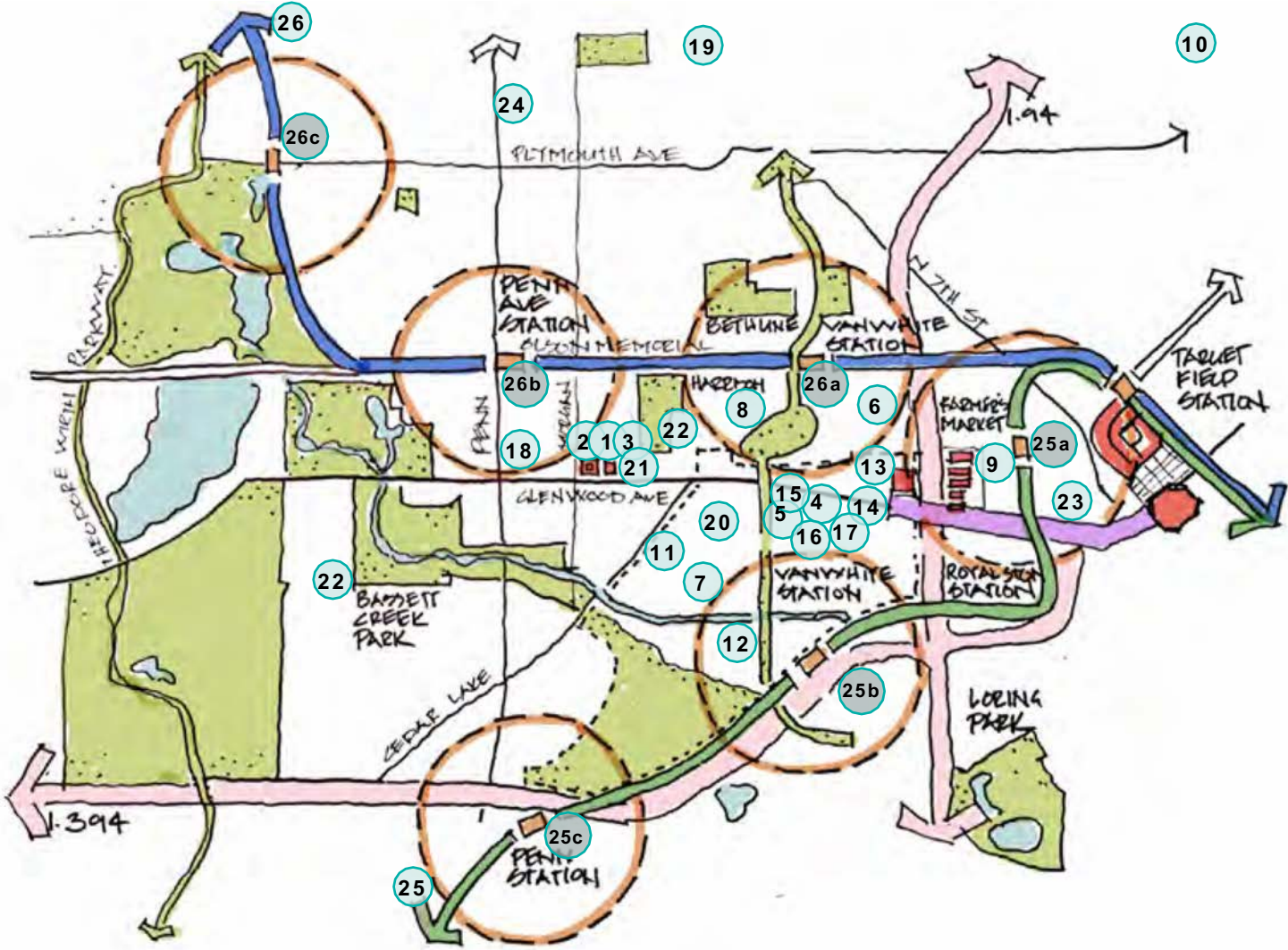
Generates new economic opportunities,

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.

Glenwood Corridor



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: Jackson 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 COLFAX BUILDING

Contact: Bruce Bahneman

18. LAND BANK TWIN CITIES

Renovating residential properties west of Redeemer Lutheran

Contact: Eddie Landenberger

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

http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_258120.pdf

Contact: Beth Grosen

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, Bethune, Bassett Creek Park and.....

Contact: Michael Schroeder

23. COUNTY ROAD 40

AKA Glenwood, repaving and striping Glenwood between Aldrich and Seventh.

Contact: Kristy Morter

24. C LINE BRT (Penn Ave Rapid Bus Service)

Penn Avenue to Glenwood, east to Target Field Station

Contact: Kristy Morter

25. SOUTHWEST LIGHT RAIL TRANSIT GREEN LINE EXPANSION

Two Harrison neighborhood stations at Royalston and Van White at Bassett Creek

Contact: Kristy 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 Sengsoulichanh

b. VAN WHITE STATION AREA

Station Area Plan for Van White Station area near Bassett Creek focusing on history, ecology, public realm and new development including the I-394 properties.

Contact: Rattana Sengsoulichanh

c. PENN STATION AREA

Station Area Plan for Royalston Station focusing on history, ecology, public realm and new development along I-394.

Contact: Rattana Sengsoulichanh

26. BOTTINEAU LIGHT RAIL TRANSIT BLUE LINE EXPANSION

Contact: Kristy 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 Sengsoulichanh

b. PENN AVENUE STATION AREA

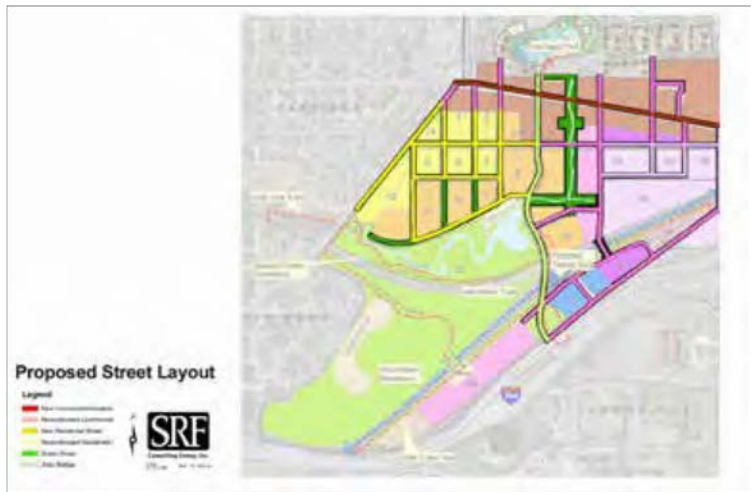
Station area at Penn Avenue and Olson Memorial Highway focusing on history, ecology, public realm and new development.

Contact: Rattana Sengsoulichanh

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 Sengsoulichanh



Ward 3 Information

The Third Ward is a dynamic grouping of neighborhoods, all of which are jam packed with potential. Home to the birth place 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;
- TheNortheast Arts District - an area brimming with creativity, passion for civic engagement, and cultural diversity;
- Thenew Vikings Stadium - the largest development project in Minnesota history;

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;

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

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

For more information, seethe [Ward 3 profile \(pdf\)](#).

Ward 5 Information

Neighborhoods | Harrison, Hawthorne, Jordan (part), Near North, NorthLoop (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
- TomFisher, Director, Minnesota Design Center
- Nick Koch, Associate Vice President, HGA Architects and Engineers
- David Fields, Consultant
- BruceBahneman, PResidentWest Market District BusinessAssociation and SVPAvison Young
- Sara Barrow, External Affairs and Minneapolis Community Relations at Xcel Energy
- Charles Carlson, Senior Project Manager, BusRapid Transit (BRT)Metro Transit
- Pat Carney, TheCarneyGroup
- Kimberly Carpenter, Community Engagement Coordinator, Metro Blooms
- Jackie Cheryhomes, 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 LaRue, Director of Resident Initiatives, Minneapolis Public Housing Authority
- Julianne Leerssen, Equity and INclusion Manage, 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
- Tamara Downs Schwei, 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 Faxio, 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 Pearce Ruch, Principal Planning Analyst, Hennepin County
- Jackson Swartz, Co-founder, Hennepin Made
- Jennifer Thomas, Property Manager, Greywolf Partners (Manages IMS)

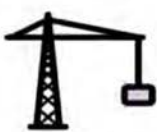
GOVERNMENTS AND PLANNERS could use this Scorecard when:



Planning with a focus on equity



Scoring a **proposed development project**



Scoring a **development project** currently in progress



Engaging residents, businesses and developers in measurable economic growth



Evaluating the impacts of policy on the needs of the community



Making **policy change** recommendations

The Glenwood Avenue Corridor

Acknowledging the Complexity of Gentrification and Casting a Vision for Equitable Development

