

ADVISORY SERVICES

2018 TECHNICAL ASSISTANCE PANEL IMPACT REPORT

ULI MN offers Technical Assistance Panels (TAPs) for cities, counties and other agencies and jurisdictions who wish to conduct a more **in-depth examination of a specific project, (re)development area or corridor**. TAPs provide an analysis of background information provided by the sponsor, and often include site tours and interviews of key stakeholders. The Panel's findings and recommendations are documented in a written report.

Technical Assistance Panels (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.

NUMBERS SINCE 2007

11 COMPLETED TAPS for cities, counties, and public agencies.

5 NATIONAL PANELS led by the Urban Land Institute.

95 REAL ESTATE LEADERS served as volunteer panelists.

1,067 HOURS of volunteer time and talent since 2009.

\$160,050 estimated value of hours volunteered to TAPs.

TAPS OVER TIME

2018

Reconnect Rondo
ULI Advisory Services Panel

TOD Site Evaluation
Metro Transit TOD Office

Downtown West
City of Golden Valley

Bottineau LRT Corridor
Bottineau Corridor Community Works Technical Implementation Committee

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

THANK YOU TO ADVISORY SERVICES SPONSORS:



WHAT CAN I DO? WHAT CAN WE DO TOGETHER?

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2018 NATIONAL TAP: RONDO COMMUNITY LAND BRIDGE

KEY FINDINGS

The National ULI Advisory Services Program conducted an Advisory Services Panel in St. Paul's historic Rondo neighborhood to assess the Community Land Bridge project proposal.

The panel recommended that a significant Rondo Community Land Bridge move forward with MnDOT constructing and maintaining the bridge. They found this to be an opportunity for African American leadership and ownership, and believe the time is right to put resources behind this concept to bring the idea to the next step of design, engineering, and cost estimates. [Read the full report here.](#)



2018 LOCAL TAPS: KEY FINDINGS

BOTTINEAU LRT CORRIDOR

Hennepin County: September 17, 2018

The Bottineau LRT Community Works Project asked the panel to evaluate the market potential along the 13 mile Bottineau Corridor, particularly with respect to the Van White Station, Robbinsdale Station, Bass Lake Station, Brooklyn Boulevard Station and the Oak Grove Station. Panel recommendations to cities and community partners include:

- Act now to seize the opportunities offered in the corridor in anticipation that LRT will serve the area
- Collaborate and adopt a comprehensive housing and economic development plan for the entire corridor
- Focus on jobs by connecting education and training to economic development already right at the corridor's fingertips
- Brand the LRT Corridor as the "Opportunity Corridor"
- [Read the full report here.](#)

DOWNTOWN WEST

The City of Golden Valley: July 19, 2018

The TAP panelists found Golden Valley Downtown West to be in a great place with the advantage of being a cool, walkable neighborhood that businesses are wanting to move to. The panel recommended the City work to:

- Ensure future development is proactive not reactive by investing in place-making
- Ensure that small projects align with a long-term land use plan and community vision
- [Read the full report here.](#)

METRO TRANSIT TOD SITE EVALUATION

Metro Area: June 28, 2018

The Metro Transit TOD Office asked the panel to evaluate six Metropolitan Council-owned properties near transportation corridors. The TAP panelists encouraged the Metro TOD Office to:

- Have a shared vision with cities
- Showcase the six sites on an ongoing basis
- Consider developing a relationship businesses and creating case studies of successful projects
- Identify the benefits of partnering with the Metro Transit TOD Office
- Contact adjoining property owners/developers
- Prioritize housing sites to include affordability
- [Read the full report here.](#)



Panelists sketch suggestions for Golden Valley Downtown West, July 2018