

ADVISORY SERVICES

2019 TECHNICAL ASSISTANCE PANEL IMPACT REPORT

Technical Assistance Panels (TAPs) offer an opportunity for cities, counties and other agencies wishing to conduct a more **in-depth analysis of a project, (re)development area, corridor or policy initiative**. TAP workshops are fee-based and range from one-half day in duration to three days depending on the complexity of the issue and the budget considerations of the sponsoring jurisdiction. TAPs include an analysis of background information provided by the sponsor and often include site tours, interviews with key stakeholders and elected/appointed officials, a report out of key findings and recommendations to policy leaders, all of which are documented in a written report.

NUMBERS SINCE 2007

- 12 COMPLETED TAPS** for cities, counties, and public agencies.
- 5 NATIONAL PANELS** led by the Urban Land Institute.
- 103 REAL ESTATE LEADERS** served as volunteer panelists.
- 1,347 HOURS** of volunteer time and talent since 2009.
- \$200,000** estimated value of hours volunteered to TAPs.

TAP panels include volunteer ULI MN real estate professionals who are carefully matched to the issue under examination. Housing and commercial/ industrial developers, public finance experts, architects, planners and community development officials comprise interdisciplinary teams who serve on panels. TAPs are particularly attentive to specific questions that are posed by the sponsor as well as inciteful to market shifts and future innovation.

The principal value of TAPs is the **unbiased advice and recommendations from leaders in their respective professions** – innovative solutions tempered with marketplace realities. These workshops offer an opportunity for these real estate professionals to contribute their time and talent to build thriving Minnesota communities.

THANK YOU TO ADVISORY SERVICES SPONSORS:



TAPS OVER TIME

- 2019**
ABC Ramps
MN DOT
- 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

WHAT CAN I DO? WHAT CAN WE DO TOGETHER?

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2019 TAP: ABC RAMPS, APRIL 15–17, 2019

KEY FINDINGS

The Minnesota Department of Transportation (MnDOT) asked the panel to study the ABC Ramps and make recommendations related to mobility, utilization of spaces, potential partnerships and place making enhancements. The Ramps comprise over 6,500 parking stalls and include nearly 50,000 square feet of lobby, warehouse and skyway space that could be used more effectively in terms of connectivity, place making and private market users.

RECOMMENDED GUIDING PRINCIPLES INCLUDED

- Rebranding and repositioning the ramps as a mobility and activity center
- Focusing on user experience in activating public spaces
- Meaningfully enhancing the lives of those experiencing homelessness
- Engaging professionals to implement and manage the transformation process
- Creating a continuous learning culture



The panel identified specific short- and long-term recommendations regarding utilizing and activating underused floor areas within the ramps such as:

- Creating a “Minneapolis Grand Central Station” in Ramp B; serving as a regional transit hub and central focal point in and around the structures.

- Partnering with the private sector to develop workforce housing on the rooftop of the Ramp B.
- Activating vacant warehouse and shop areas with uses that benefit nearby residential areas and daytime workers such as daycare, drycleaner, mobile auto service center, coffee shops and other professional service uses.
- Partnering with surrounding businesses and organizations to market the Ramps, future office/retail uses, and skyway areas to enhance user experiences.
- Adding placemaking enhancements through pedestrian amenities, art and activities.

FEEDBACK FROM TAP SPONSORS

GATEWAY SOUTH DISTRICT - ST. ANTHONY

“The TAP was instrumental in creating a shared vision of the area by the City’s policy leaders. ULI MN did a good job of managing the expectations of the process – i.e. it didn’t over promise what could be delivered. The TAP was of great value to us!”

-Mark Casey, St. Anthony City Manager

VERSA PAPER MILL SITE - SARTELL

“The TAP provided an opportunity for “fresh eyes from out of town” to look at the property and offer an unbiased opinion. Really helped validate some of the views held by the City.” -Anita Archambeau, Sartell Community Development Director

GRANDVIEW GREEN - EDINA

“The preparation for the TAP was well-done, especially panel selection and question formulation. This was the most valuable exercise that the City did relative to the LID concept at Grandview Green. An incredible value relative to the fee.”

-Bill Neuendorf, Edina Economic Development Manager

DOWNTOWN WEST - GOLDEN VALLEY

“The TAP provided support to the Council to try new things. Provided some courage to be visionaries and leaders and helped the City prioritize and understand the interrelationship of financial tools and development policies.”

-Jason Zimmerman, Golden Valley Planning Manager