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Spring-Summer 2010 Newsletter

Economic Prosperity. Regional livability. Multi-sector partnerships. Many of the things that ULI Minnesota and our members work on every day are now more important than ever. Be part of the change!

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INITIATIVES

Keep up with ULI Minnesota's work on the web at: <http://minnesota.uli.org/>. The website is updated regularly with summaries of recent activities, meeting notes, presentations, and reports. Please check back often!

Southwest LRT work heats up

The strong collaboration and substantial work underway along the Southwest LRT corridor is yielding new opportunities for ULI Minnesota/RCM and its partners: Hennepin County, the cities along the route, and the Center for Transit Oriented Development. The team's work is part of a \$16 million "Living Cities Integration Initiative" funding proposal submitted by the McKnight Foundation on behalf of the Twin Cities region.

The "Corridors of Opportunity" proposal seeks to align and leverage policies, resources, and partnerships to ensure that transit investment and attendant development support community goals.

ULI Minnesota and its partners will support the Southwest LRT Community Works Partnership to create a shared vision and implementation strategy to provide housing choices, stimulate TOD, expand transportation options, address corridor-wide issues, and leverage public and private investment and resources.

[Living Cities](#), an organization comprised of 23 of the world's largest foundations and financial institutions, will announce the finalists in September.

ULI Minnesota thanks its sponsors for their generous contributions

Diamond Level



THE MCKNIGHT FOUNDATION



Gold Level



Silver Level

Dorsey & Whitney
[Faegre & Benson Lander Group](#)
[Mortenson Construction](#)
Real Estate Strategies

Bronze Level

Ehlers
Greater Minnesota Housing Fund
HGA
Kraus-Anderson Construction
Larkin Hoffman Daly & Lindgren
Leonard Street and Deinard
LHB

Phase 1 of the Regional Competitiveness Project (RCP) NextSteps

Graduate students from the University of Minnesota's Carlson School of Management and Humphrey Institute of Public Affairs completed their RCP capstone project analyzing three of the region's major economic clusters: financial services, medical devices, and distributed branded products.

Lindquist & Vennum
Ryan Companies US
SmithGroup
Smith Partners
Wells Fargo
Welsh Companies
Westwood Professional Services

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Mayor Stan Harpstead, co-chair of the Jobs/Economic Development initiative reported on their key findings and recommended next steps:

- The region must have a consistent vision and voice that showcases our competitive strengths;
- Mayors need to build bridges with CEOs and meet with them on an on-going basis;
- Businesses make expansion decisions based on multiple "little factors"—not just big ones like the tax rate and localities should review any inadvertent barriers;
- Mayors could advance the idea of "Cluster Boards" where industry leaders (i.e. competitors) come together to focus on how to increase talent, innovation, and collaborations between research institutions and businesses.

The region must have a consistent vision and voice that showcases our competitive strengths; Program updates will be on the [ULI Minnesota website](#).

UPCOMING EVENTS

Corridors of Opportunity: Land Use, Transportation and the Economy
Featuring Maureen McAvey, Executive Vice President, Urban Land Institute
Thursday, September 16, 4:00 – 5:30 pm

Members Only! Regional Governance: Introduction to the Twin Cities
October (date TBD)

Many know it as the Twin Cities, but this area is a region. This program will explore how land-use decisions are made in this thriving, naturally beautiful metro region of nearly 3 million people including an overview of the region's history and geography, and then special focus on the nationally unique regional governance model: the Metropolitan Council.

Annual economic forecast featuring Brian Beaulieu
Tuesday, November 16, 7:30-10:00 am

Brian Beaulieu returns for an analysis of the 2010 economic experience, and his predictions for 2011.

ULI MN PROGRAM RECAPS

Public Private Partnerships (P3s) in Transportation: Can it Work in Minnesota?
April 9, 2010

Governments' around the globe are looking at P3s to design, build, finance and operate large-scale infrastructure projects in a way that speeds up project timelines, reduces costs, and shares risks with the private sector. Panelists Jay Lindgren, Dorsey & Whitney; Marilee Utter, Citiventure, and Richard Fyfe, Assistant Deputy Attorney General for British Columbia's Ministry of Transportation and Infrastructure, described their experiences with these complex contractual agreements and how they might be applied in Minnesota. [Read the summary notes and view presentation materials.](#)

Second Annual Housing Initiative Conference: Housing Strategies in a New Economy
June 17, 2010

Whether declaring "the suburban century over" or deliberating what the sustainable homeownership rate

might be in the new economy, distinguished national practitioners John McIlwain, ULI Senior Resident Fellow and J. Ronald Terwilliger Chair for Housing and Douglas Duncan, Vice President and Chief Economist at Fannie Mae delivered keen analysis and insights into the changing nature of the housing market. [Read MinnPost coverage of the event.](#)

PEOPLE & IDEAS

ULI Minnesota members and partners making headlines

Mike Logan of Target Corporation and Falcon Heights Mayor Peter Lindstrom were included in the 2010 "40 under 40" list from the [Twin Cities Business Journal](#).

John Shardlow, Immediate Past Chair of ULI Minnesota was inducted into the College of Fellows of the American Institute of Certified Planners at a ceremony on April 10th. This prestigious honor recognizes John's 31 years of service, his contributions to some of the most important planning issues in the Twin Cities and the state, and his role as teacher, mentor, and leader. [Read more.](#)

Target Corporation receives first ULI Minnesota Leadership Award

At the May 10, 2010 Regional Council of Mayors' meeting, Target was recognized for its longstanding commitment to and support of the RCM. Karen Anderson, former Mayor of Minnetonka and RCM co-founder, commended Target for realizing the value and power of a partnership between the region's mayors and the private sector.

In 2004 Target Corporation provided a matching grant so that ULI MN could accept a national ULI Challenge Grant to get the RCM off of the ground. Target has continued their support each year since. [Read the adopted RCM Resolution of Appreciation.](#)

Thank you to this year's UrbanPlan volunteers and Opus Foundation

With funding from the Opus Foundation, ULI Minnesota made history this year by being the first ULI District Council to lead the volunteer training for the UrbanPlan program. UrbanPlan chair Chris Kennelly and Beth Elliot trained nearly a dozen new volunteers, many of whom participated at the successful spring session at Benilde-St. Margaret's High School.

Thank you to the following ULI Minnesota volunteers: Andy Babula, Patrick Boylan, John Breitingner, Brandon Champeau, Michael Lander, James Lehnoff, Kevin Ringwald, Mark VanderSchaff, Dennis Welsch, Bryan Gadow, and Paula Pentel.

New realities for metropolitan America

On May 9th, the Brookings Institution released "[The State of Metropolitan America](#)," detailing the demographic and social trends shaping the nation's large metropolitan areas and discussing the policy implications of these trends. According to Brookings, the five new realities facing the nation's metros are:

- **Growth and Outward Expansion:** Metros grew by 10.5 percent between 2000 and 2009 compared to 5.8 percent growth in the rest of the country. Outer areas of metros grew at three times the rate of cities and inner suburbs.
- **Population Diversification:** The nation's population is one-third nonwhite with those groups accounting for 83 percent of population growth from 2000 to 2008. In large metros, the under-18 population has already reached majority non-white status in 2008.
- **Aging of the Population:** Together, U.S. baby boomers and seniors now number more than 100 million and large metro areas have experienced a 45 percent increase in their 55-to-64 year-old population from 2000 to 2008.
- **Uneven Higher Educational Attainment:** African American and Hispanic groups now lag their white and Asian counterparts in large metro areas on bachelor's degree attainment by more than 20 percentage points.
- **Income Polarization:** By 2008 high-wage workers in large metro areas out-earned their low-wage counterparts by a ratio of more than five to one, and the number of their residents living in poverty had risen 15 percent since 2000.

[Read the Minneapolis Star Tribune's coverage of the report](#) or for the full report, data, and interactive map,

[visit the Brookings Institution website.](#)

ULI releases *Infrastructure 2010: Investment Imperative* at Spring Council Forum

Infrastructure 2010, co-produced by Ernst & Young, challenges the United States to treat infrastructure like the investment that it is, by developing a targeted, long-term, and integrated infrastructure strategy. The report puts the spotlight on water infrastructure, examining aging pipes, population pressures, and management challenges across 14 metropolitan areas, including Minneapolis-Saint Paul. [The report is available online.](#)

Planetizen picks the top 10 best planning, design, development websites for 2010

[See the full list](#) and start bookmarking!

Detailed analysis definitively shows “location matters most when it comes to land use, driving and the environment.”

In the May 2010 issue of the *Journal of the American Planning Association*, internationally-recognized researchers Reid Ewing and Robert Cervero published a ‘meta-analysis’ reviewing almost 50 studies on the subject of land use and travel behavior. The findings? “Almost any development in a central location is likely to generate less automobile travel than the best-designed, compact, mixed-use development in a remote location.” [Read a definitive summary of the study.](#) [Read the report](#) (.pdf).

Good Works: Stu Ackerberg and Catalyst Community Partners

It seems that every month or so if you open up the *Twin Cities Business Journal* or the *Star Tribune* there is an article about the good works of ULI Minnesota Advisory Board member Stuart Ackerberg. And for good reason. Ackerberg, who founded the non-profit [Catalyst Community Partners](#) in 2008 has been bringing a singular focus to the rebirth of West Broadway—the main street of North Minneapolis.

From a real estate perspective, Catalyst acquires, develops, leases, and sells previously abandoned or underutilized properties—but more importantly, as the organization points out, “our greatest contribution is not our financial investment but our example and our encouragement to unleash a flood of individual efforts to redevelop West Broadway respectfully and in record time.” Part of this respectful redevelopment is a commitment to hiring the local workforce—which has led to Catalyst’s exceptional 40-50% utilization of minority work hours on recent projects.

Since 2004, Ackerberg and Catalyst have been developing projects along the corridor, including:

- A mixed use rehab project at [1101 West Broadway](#) described by the *Star Tribune* in an August 24, 2007 article: “a once-abandoned building now houses a non-profit, a credit union and a coffee house. But its most important tenant is likely a new optimism.”
- [1200 West Broadway](#) which houses Catalyst’s offices and numerous other non-profits as well as a community kitchen incubator and law clinic.
- The renovation of the former Delisi’s restaurant at the corner of Penn Avenue and West Broadway into the [5-Points Building](#). When completed this year, 5-points will be the new home for KMOJ-FM radio as well as featuring an attractive outdoor plaza with space for first floor restaurants, retail uses, and public art.

In the March 2010 issue of [Minnesota Business](#), reporter Drew Wood captured the essence of Ackerberg and Catalyst’s work in a quote from Minneapolis’ Planning and Development Director, Mike Christenson: “He’s one of these guys with a terrific business mind and a deep, spiritual sense of purpose. While he’s been very good at approaching real estate from a business perspective, West Broadway has captured his public spirit...I know that the city’s elected leaders are in awe of what he has done.”

POETIC MOMENT

Bob Close, landscape architect and member of the ULI Minnesota Advisory Board, reminds us that there’s room for artistic expression in land use circles. He is ULI Minnesota’s own “poet laureate.”

And so the solstice has passed
Escorting in the long, sweet days of summer
Childhood memories of gazing lazily at the sky

Still sometimes flicker in and out of our mind
We were so very young and without a care

Then, it was a thrill to watch as clouds
Began to build and finally turn the sky green-black
A sudden breeze would foretell of imminent change
Excitement and fear were tightly entwined
Until the danger passed, and the skies cleared

It's a different world in so many ways
But now and then the irrepressible joy
Of slanting light on a clear, still morning
Or voices drifting across a moonlit lake
Carry us back to something unforgettable

ULI MN WELCOMES NEW LEADERSHIP and MEMBERS

Leadership

Advisory committee: Stuart Ackerberg, Vice Chair of Sponsorship, John Breiting, Vice Chair of Mission Advancement, Michael Lander, Peter McLaughlin, Elizabeth Ryan, Treasurer,

Young Leader Group (YLG): Frank Clark and Elison Yahner Co-chairs, Beth Elliot, Assistant Chair

New members

Mayor Ardell Brede, Andrea Brennan, Steven Buss, Jill Hutmacher, Deborah Kellen, Steve Lehr, Bill Lightner, Gene Maxwell, John Nolan, Bruce Nordquist, Whitney Peyton, Will Rossbach, Jeff Serum, Scott Tankenoff, Barbara Thoman, Mayor Janet Williams

ULI BOOKSTORE: SUPPORT ULI MINNESOTA

Next time you order a book from the Bookstore, be sure to use the ULI Minnesota code "8117". Your district council will receive a share of the proceeds!

CONTACT US:

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Questions or problems with the ULI web site? Contact Jamie McAfee 202.624.7023.
To learn more about ULI MN or to be added to our mailing list, please contact [Pat Arnst](#).

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