

APPENDIX

Additional materials for consideration when submitting a proposal in response to the RFP
for 427 Cedar Ave

Table of Contents	Page Number
Material from Community Meeting #2 of the Cedar Riverside Small Area Planning Process	3
Material from Dania Hall Community Meeting January 27 th , 2009	17
Material from Dania Hall Advisory Group Meeting June 10 th , 2009	42
Dania Hall Community Outreach Packet August 1 st , 2009	67
Input received during community outreach period 4 th Quarter of 2009	75

Connectivity

The Connectivity case study addressed how to improve the public areas of the neighborhood. It looked at the neighborhood as a whole, particularly along major roads, to see how public spaces could be improved and connections strengthened. Several display boards were prepared that showed examples of how areas throughout the neighborhood could be addressed.

Some major themes that came up during the discussion of this topic, and implications for the planning process:

- While some needed improvements could be accomplished fairly quickly (for example, improved lighting along pathways), others will take place over time (such as redevelopment of a building). The plan will need a range of recommendations for both the short and long term.
- Public safety continues to be a major concern, which transcends age, gender, race, and national origin. While some feel that some of it is perception instead of reality, many are asking for good solutions. All recommendations for public spaces and development should take this into account.
- Much of the land in this neighborhood is controlled by major landowners, particularly the three major institutions. Developing good partnerships is key to ensuring that plans get implemented.
- The neighborhood needs improved wayfinding, to help people comfortably and confidently navigate the area. This includes directions to the existing LRT.
- There are a fair number of people walking and bicycling, but there would be more if the bicycle/pedestrian network was better connected and had more amenities. A number of improvements are needed, including building new connections, keeping existing sections clean and well-maintained, upgrading crosswalks for safer street crossings, improving commercial districts so they are in better condition and more inviting, and greening areas with trees and other plantings.
- The Central Corridor line provides an important opportunity for the neighborhood to increase connectivity, as well as provide an enhanced level of transit service for area residents, workers, and students. It is important that the neighborhood get its input on this into the decision making process.
- There was, as in the past, significant support for new community spaces. Existing facilities are heavily used, and there is great demand. Both indoor and outdoor spaces are needed.

Market Feasibility

The Market Feasibility case study was an opportunity for participants to become more acquainted with the financial realities of development in general and more specifically in Cedar Riverside. Any scenarios shown were meant to be prototypical of a similar size site in the neighborhood and did not reflect any redevelopment plans on the part of the City or any property owners.

General comments focused on safety issues in the immediate area of the Cedar-Riverside corner and that this issue may make any development less feasible. Some of the scenarios showed parking in the interior of the development, and some participants worried this would create an isolated area that would draw crime to it. People also liked the idea of new businesses geared toward students, which may be a way to draw more students further down Cedar Ave to existing businesses. The idea of a community center was also brought up as a desirable use in the area; something that would act as a gathering space for events and activities like the former Dania Hall was.

Alternative #1 included two one-story commercial buildings with a surface parking lot in the middle of the development. Considering the average cost of land in the neighborhood, this scenario wouldn't work unless the property owner could get approximately \$20-25 per square foot in rent, which is above market in Cedar Riverside. The one way this development could be a real possibility is if the commercial building is owner-occupied.

Alternative #2 showed two three-story mixed-use buildings and one two-story rental housing building. One of the three-story buildings along Riverside would not work unless the construction was very inexpensive or tax-credit financing was available for the housing units. The other three-story building along Cedar would be viable if net retail rents reached \$15 per square foot and the land cost was less than \$20 per square foot, but this scenario did not seem likely. The final building did not work with only housing.

Alternative #3 was a two-story community center along Riverside and a three-story mixed-use building along Cedar with surface parking in the interior. The community center is not viable on its own because it will not generate a positive net operating income. The building on Cedar would be marginally viable.

Alternative #4 was a nine-story mixed-use building on Riverside and three-story mixed-use structure on Cedar. The development included structured parking in the middle of the block. The building along Riverside proved to be marginally viable but faced challenges with providing building amenities in such a tight space. The building along Cedar was not viable on its own – it would be most profitable if closely integrated with the other building as student housing and sharing parking and amenities.

The optimum development from a market feasibility standpoint includes student housing with larger floor plates than this scenario allowed and 120+ units in a four-story building with two stories of below-grade parking.

Urban Design

The Urban Design case study addressed potential design standards for new development in the neighborhood. Though a specific site on the University of Minnesota campus along Riverside Avenue was chosen, the intent was to develop principles that could be applied to any site within the neighborhood. It is not the intent of the plan to specifically guide development on the identified site.

Some major themes that came up during the discussion of this topic, and implications for the planning process:

- People appreciated the existing character of the neighborhood, and wanted new development to reflect historic elements present there. This was more a concern along Cedar Avenue than on Riverside.
- The eclectic nature of the buildings was also important. Change should be relatively incremental, to ensure that the places with charm and character are not removed just to make room for something new. It was noted that this character is diverse, unique, and genuine.
- Affordability was also a concern. While accommodating some new residents with higher incomes was acceptable, particularly ownership housing, participants did not want to see the neighborhood gentrified so much that many existing residents would have to leave.
- The relationship of institutional buildings to the rest has been problematic, since many buildings have their backs literally facing the neighborhood. Need to work with institutions to ensure that new buildings are better situated, and have front doors onto Riverside.
- There is a different feeling between Riverside and Cedar in terms of design. Cedar is built up to the street with storefronts, while Riverside buildings is set back more, with some green landscaped areas along the way.



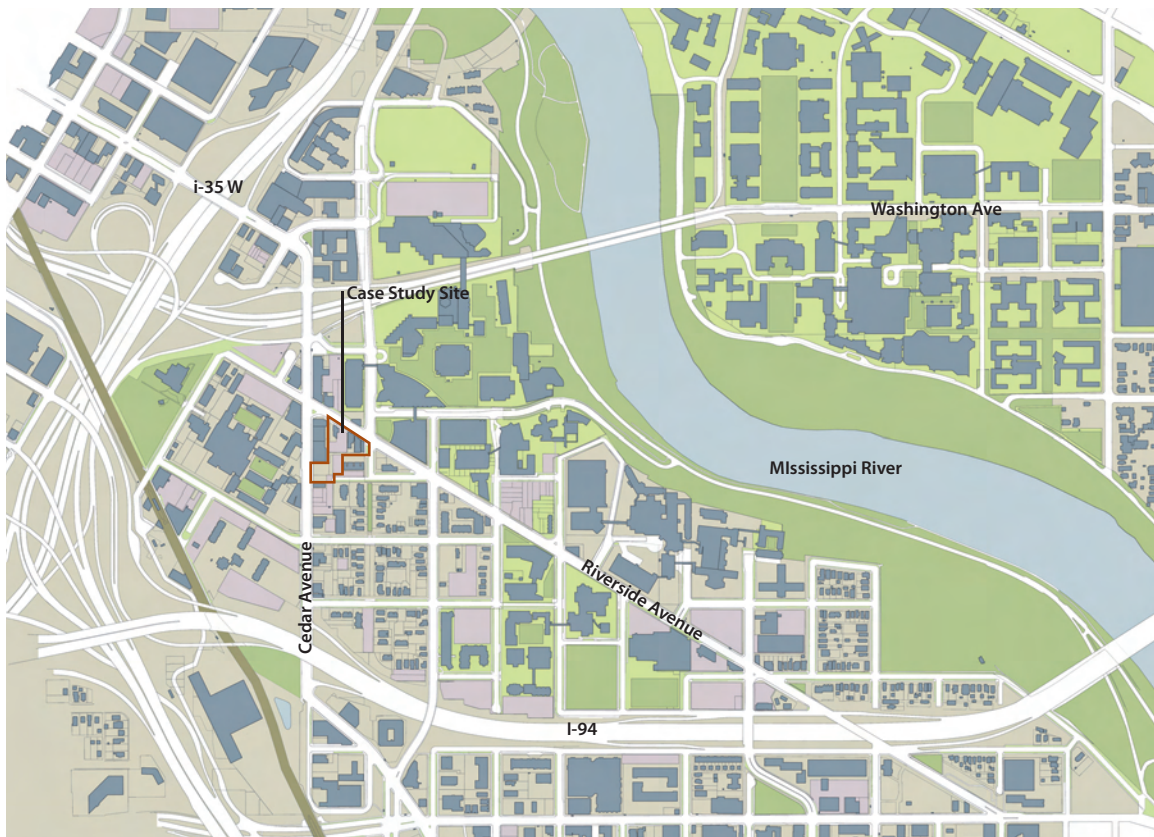
Market Feasibility

Introduction

The team was asked to examine the Dania Hall Site from a market feasibility and design perspective. The purpose of this exercise was not to arrive at a solution for the site, but rather to run selected development scenarios through a financial proforma to understand what are the financial factors and the physical constraints of the site and the current market conditions

Scenario 1

Single story commercial buildings on Riverside Avenue and Cedar Avenue.



Cedar Riverside Area Base Map

Scenario 2

Three story mixed-use building on Riverside, three story mixed-use building on Cedar Avenue

three story mixed-use building on Cedar Avenue

Scenario 3

Community Building on Riverside Avenue, three story mixed-use building on Cedar Avenue

Scenario 4

nine story mixed-use building on Riverside Avenue,

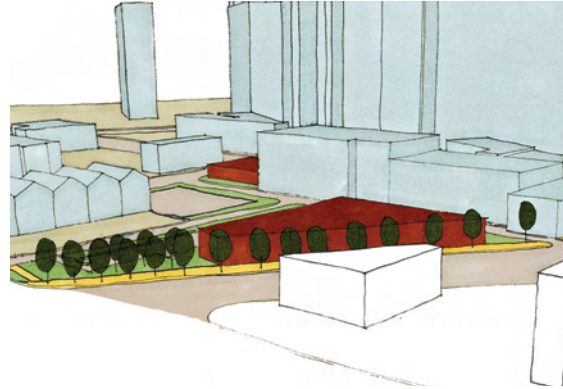


Cedar Riverside Area Base Map

Alternative 1

A single story development is likely feasible if a developer can assemble the land and provide ample amount of surface parking for the tenants. Most retail in the area does not have on-site parking, and therefore some potential tenants would likely pay a premium for it. A developer would have to seek out the highest paying tenants possible to make this scenario feasible and would therefore likely pursue national retailers or franchise restaurants that have a proven high sales/sf record.

A one-story retail development would likely be an investment in the land, not in the building. The building would likely be an inexpensive shell, with the tenant bearing the cost of fitting out the space to their specific needs. An example of a similar type of development is Chipotle Grill in Hennepin Avenue in Uptown. If rented, the project would likely be profitable in the short to medium term. Long-term redevelopment to a more dense scenario would likely require complete demolition of the building and complete site improvements.



Axon

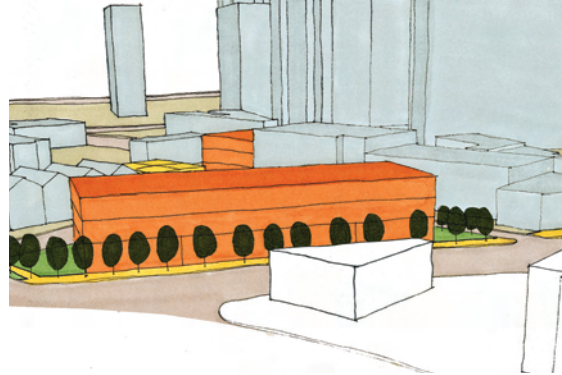


Plan

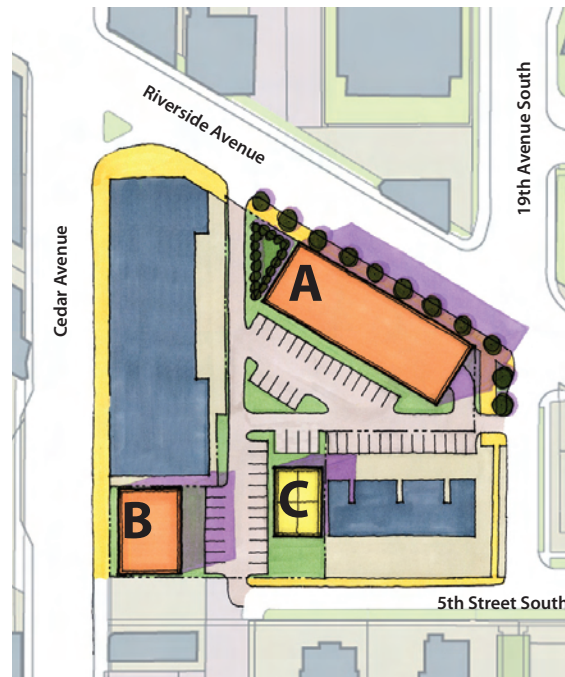
Type	Units/Area	Height
A Commercial	6500 SF retail 69 spaces	1 story
B Commercial	4800 SF retail 19 spaces	1 story

Alternative 2

Alternative two is significantly more dense than Alternative 1, and therefore more expensive to build. It will yield more overall rents, however given the small buildings, they would not be suitable for student housing. The likely tenants are therefore more traditional renters and therefore lower rents. Projects in Cedar Riverside are eligible for tax credits. Given these financing incentives a moderately sized building (+/- 50,000 sf) could likely be developed with tax credits for the dwelling units. For smaller buildings in Alternative 2 to work, they would be inexpensive buildings, developed by a developer/operator without any up-front profit who is acquiring the land at relatively low costs (+/- \$20/sf).



Axon



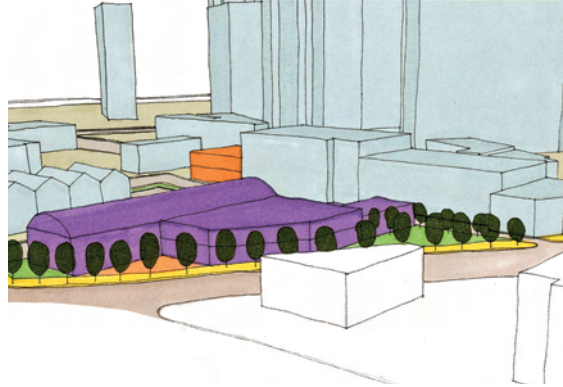
Plan

Type	Units/Area	Height
A. Mixed-use	12,300 SF retail 28 units rental 20 surface spaces 40 underground spaces	3 story
B. Mixed-use	5,100 SF retail 8 units rental 19 surface spaces	3 story
C. Rental Apts	4 units rental 4 surface spaces	2 story

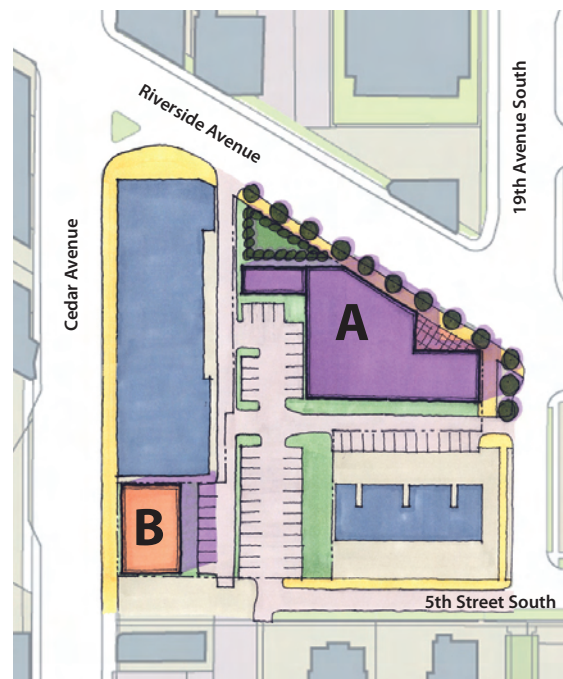
Alternative 3

A Community Center is not a financially viable option for this site. Community centers have minimal revenue potential and their costs (both capital and operating) are reasonably high. Community centers are important civic functions, however in a built city with relatively expensive land costs, they are most financially feasible when they:

- are part of a mixed use development
- are part of another public building such as a school where costs are shared
- have a dedicated operating funding stream
- do not take tax revenue generating properties off the tax rolls.
- privately or institutionally funded



Plan

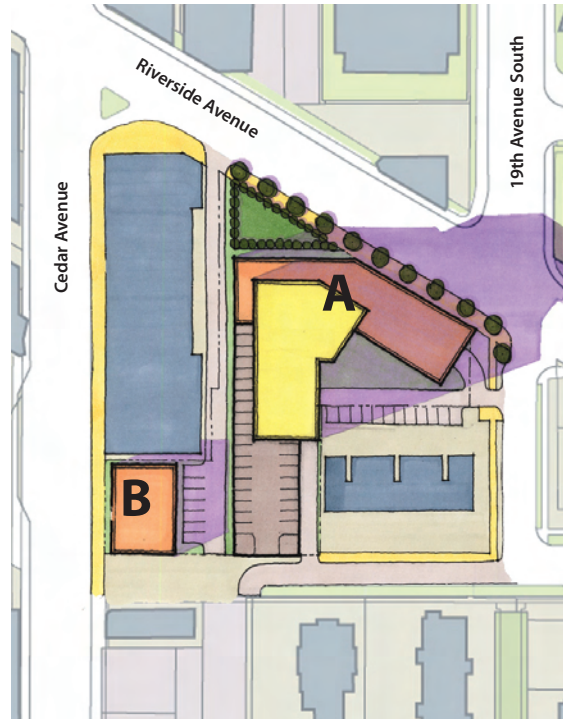


Axon

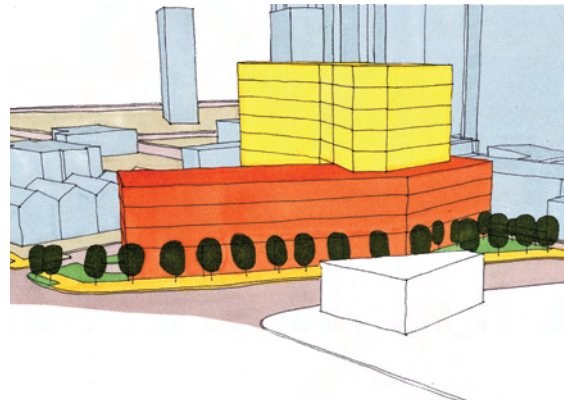
Type	Units/Area	Height
A. Community	13,800 SF 39 surface spaces	2 story
B. Mixed-use	5,100 SF retail 8 units rental 8 surface spaces	3 story

Alternative 4

Alternative 4 includes a student housing project with structured parking. In this market, the revenues from student housing are strong. It is a dense building type where rents are paid by the individual, not by the unit. So while the revenue side of the equation is strong, the cost side of the equation is challenging due to the inefficient parking garage. Given the shape of the site it is impossible to build a two-bay (efficient) parking garage. Furthermore, student parking often requires higher parking ratios; however this may be offset by proximity to the University and transit. A project of this size may attract institutional investors.

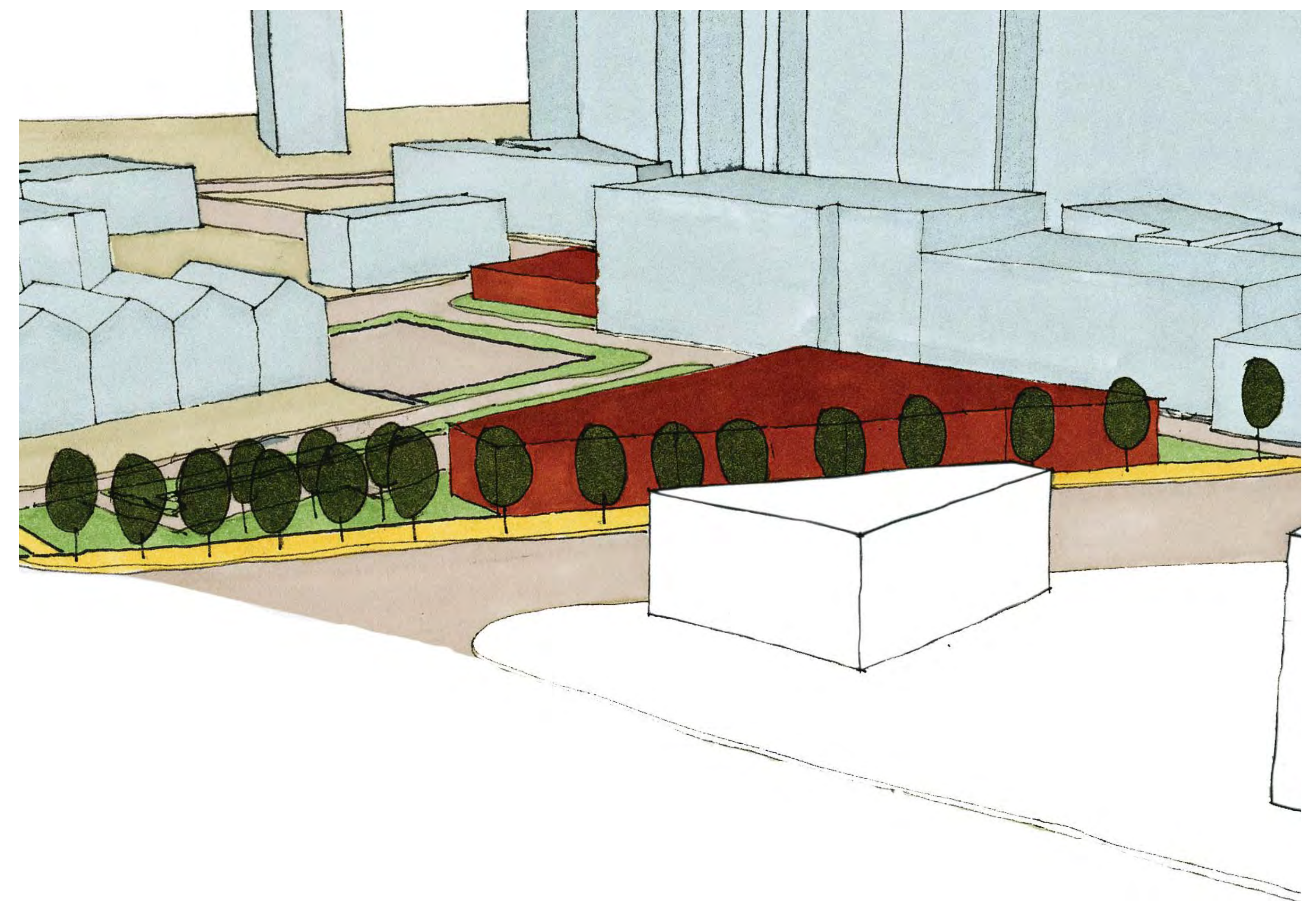


Plan

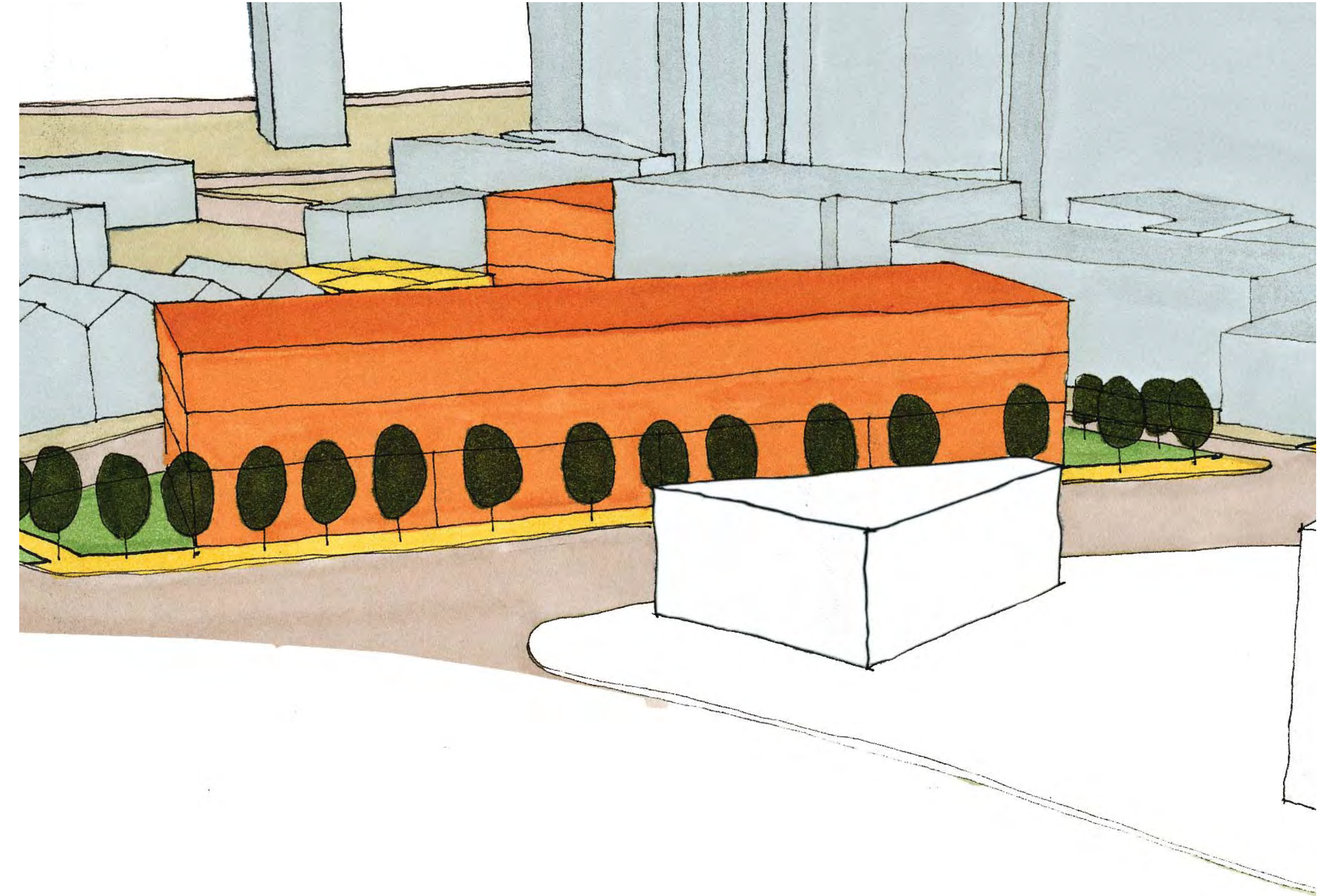


Axon

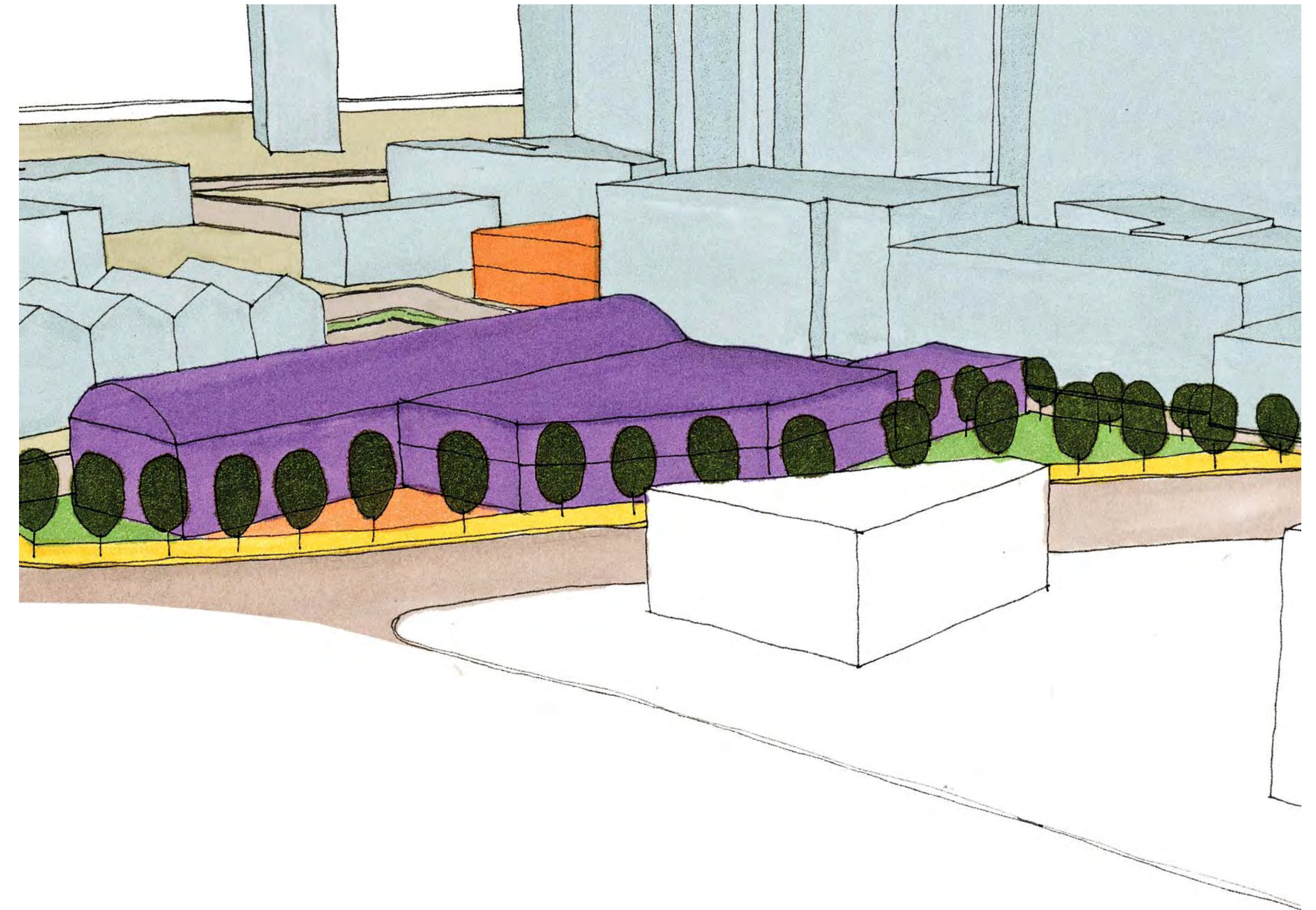
Type	Units/Area	Height
A	Commercial 12,000 SF retail	9 story
	Residential 93 rental units 84 spaces above ground 56 spaces below ground	
B	Mixed-use 5,100 SF retail 8 units rental 8 surface spaces	3 story



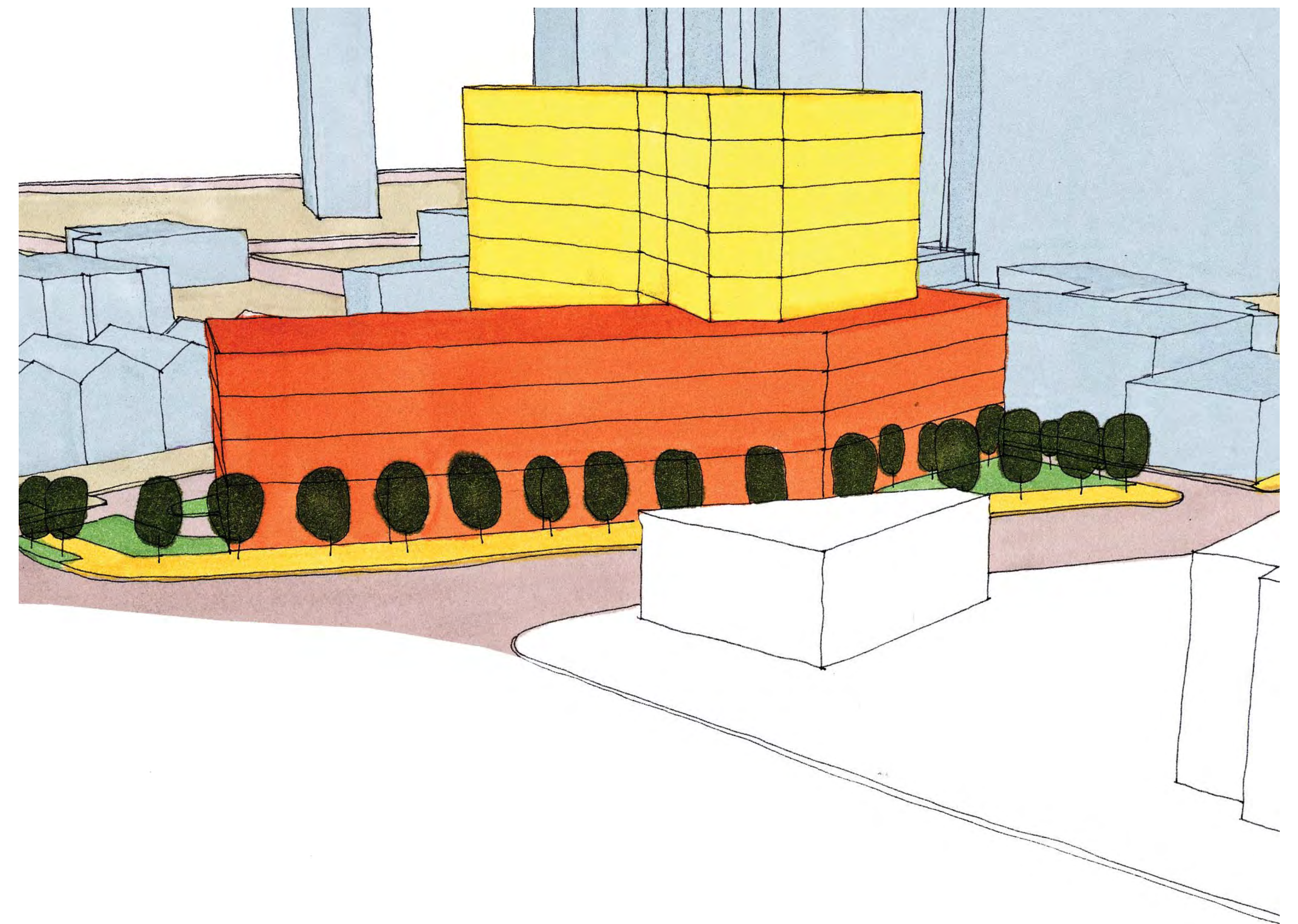
	Type	Units/Area	Height
A	Commercial	6500 SF retail 69 spaces	1 story
B	Commercial	4800 SF retail 19 spaces	1 story



	Type	Units/Area	Height
A	Mixed-use	12,300 SF retail 28 units rental 20 surface spaces 40 underground spaces	3 story
B	Mixed-use	5,100 SF retail 8 units rental 19 surface spaces	3 story
C	Rental Apts	4 units rental 4 surface spaces	2 story



	Type	Units/Area	Height
A	Community Building	13,800 SF 39 surface spaces	2 story
B	Mixed-use	5,100 SF retail 8 units rental 8 surface spaces	3 story



	Type	Units/Area	Height
A	Commercial	12,000 SF retail	9 story
A1	Residential	93 rental units 84 spaces above ground 56 spaces below ground	
B	Mixed-use	5,100 SF retail 8 units rental 8 surface spaces	3 story



Dania Hall Site Community Meeting

The City of Minneapolis invites you to the first in a series of meetings regarding the future of the Dania Hall Site in the Cedar-Riverside neighborhood!

Date: January 27th, 2009

Time: 7:00pm to 8:30pm

Location: Cedar High Apartments
630 Cedar Avenue South

Purpose: The public is invited to attend the first in a series of community meetings that will help shape the future of the Dania Hall site. There will be opportunities at this meeting to learn about the future steps that may need to be taken for redevelopment to occur, give input on community needs and goals of redevelopment, and discuss a timeline for possible redevelopment of the site.

For additional information regarding the meeting, feel free to contact city staff directly:
Joe Bernard - 612.673.2422 - joseph.bernard@ci.minneapolis.mn.us

The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact Krista Bergert at 612-673-5015 (v) or 612-673-2626 (TTY), by January 19th, 2009.



- Attention. If you want help translating this information, call 612-673-3737
- Atención. Si desea recibir asistencia gratuita para traducir esta información,
llama 612-673-2700

- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani
oo lacag la' aan wac 612-673-3500

- Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Dania Hall Site Open House
7:00-8:30pm, Tuesday, January 27, 2009
Cedars High Apartments

Sign-In Sheet

Name	Business or Organization (if not a resident)	Address, City, Zip Code	E-Mail Address
Erin Boulay	Dakota Co. Tech. College - ^{Design} Student		erin.boulay@gmail.com
Andrew Lee	WBCC Board	2627 S. 8th Street Minneapolis MN, 55454	leex1872@umn.edu
Lawrence Martin	630 Cedar Resident Council	630 Cedar Ave S #405 mpls mn	Martiquadiva@aol.com
Brian Hanninen	West Bank CDC	2213 Milwaukee Ave. Mpls 55404	bhanninen@yahoo.com
Jim Ruiz		1530 S 6th St #C-1403	hiruiz@gmail.com
Kate Duckert	Trinity Congregat	2001 Riverside Av mpls, MN 55424	tutoring@trinity-lc.org
Christal	Graystone Condos	1816 S. 5th St	
David Markte	Resident	303 Cedar 612-375-1706	
Brian Monroe	Hard Times Cafe	1821 Riverside	Brian Monroe@US Family.net
Bra. Marcy	President WBCC	525 Cedar Ave	Benjamin.j.Marcy@gmail.com
K. Woolking	West Bank CDC	1808 Riverside Av. S. mpls. mn 55454	dwoolking@wbcdc.org
KJ Starr	Wienery	414 Cedar	starr094@umn.edu
TIM SCHWARZ		1824A Fifth St. S. 55454	tim.schwarz@ci.minneapolis.mn.us
Teter Dodge	Global Village/Propark	301 Cedar Ave S. Bldg 55454	petrododge@yahoo.com
Todd Smith	Almond	501 Cedar Ave S	todd@roundpub.com
Lisa Hammer	WBBA		Westbankba@gmail.com
Merrie Benasutti	U of M CHANCE		Benas021@umn.edu
Anne Gomez	West BCDC/resident	1826-C S 5th St	gerardand@yahoo.com
KEN PRESLAN	WBCCO / RESIDENT	708 19TH AVE S	KENC@PRESLAN.ORG
MARY ALICE SMALLS	MPHA	1611 S 6th St #211	m-smalls@mplspha.org
Annell Perry	MPHA	1611 S 6th St #903	
Abdisalam Adam	Dar Al-Hijrah Cultural ctr	504 Cedar Ave. S., mpls, mn 55454	abdisalam.adam@spps.org
Anne Gadowa	Humphrey Institute	1911 E. 35th St. Mpls 55407	gadowa002@umn.edu
Said SHEIK. ABDI	MPHA	630 Cedar Avenue South	ssabdi@mplspha.org
Cam Gordon	City Council	914 Franklin Terrace	cam.gordon@ci.minneapolis.mn.us
Abdisamad Ibrahim	DAR AL-HIJRAH C.C.	504 CEDAR AVE S 4TH MN. MN 55454	Abdisamad 2003 Yahoo.C.14.
Gloria Scott	V.P.	1611 SO. 8th St Apt 702 55454	
Darrelly Calla		1627 S. 6th St #509 612/904-5541	

[illegible]

Community Planning & Economic Development

Planning Division | 250 South 4th Street – Room 110 | Minneapolis, MN 55415



Dania Hall Meeting Notes (January 27th, 2009)

Council Member Cam Gordon welcomed participants at 7:07 pm for the purpose of helping define potential uses for the Dania Site.

Joe Bernard went over the agenda and started the presentation:

- Joe described the property as vacant with buildings North and South of the parcel with parking to the east. Vacated 5th street contains utility easements underground that are represented on a survey (available for viewing). An informal pedestrian path across Dania Site has replaced the vacated sidewalk. Zoning is C3A and that zoning allows for a wide variety of commercial uses. The base height of C3A, regulated by zoning, is four stories. The site is not wide enough for structured parking. Joe acknowledged that the art kiosk on the site would either be relocated or incorporated into a future use of the site and coordinated with the City's staff artist.
- The Small Area Plan found that the two additional parcels east of the site (parking lot site) do not easily combine with the Dania site for redevelopment and that Planning realizes that the existing parking lot serves a real need for community retail parking. CPED realizes that the public path crossing the Dania Site is a community priority. The market feasibility analysis that was completed for the SAP indicates single-story development or else mixed use commercial with student housing above as realistic uses for the site. Because the site sits on a community corridor, a commercial structure or mixed-use commercial/housing would be appropriate.

Kristin Guild spoke to the City's disposition process, pointing out that a Request for Proposals was the most commonly used manner in which to find developers for publicly owned sites. Whatever the method, Kristin pointed out that an open and transparent process is important for any method.

- The use of a RFP has some key advantages in that proposals can be evaluated side-by-side, opens up discussion of proposed uses and designs, and relays clear objectives. Oftentimes, however, it does not meet market timing and can raise community expectations unrealistically. There have been times when a RFP process has yielded one (or even zero) responses.
- Property can be sold through traditional marketing practices of listing the property and posting it "for sale."
- Letters of Interest are used to test the waters and identify level of interest.
- A Request for Qualifications is a step more serious than the Letter of Interest and identifies qualification of interested parties.

Kristin talked about disposition and how City Council approval is required for any sale. Fair Market Value is established for sale terms and a sale requires a viable business plan with operating projections; a source and use of funds summary; evidence of full financing for the project (not just the sale price); and a contract for redevelopment. The timeline for disposition is also a factor. For example, given the current economic constraints, it is important to ask if this is the best time to market the Dania Site.

Joe talked about the next steps after tonight and that a website page would have these survey results posted the power point presentation, and how to provide additional comments going forward. Joe reviewed each of the small group activity questions and pointed out that "interim uses" would be welcome as part of the exercise.

Below are the results of the Small Group Activity, going counter clockwise starting with the most northeasterly table. Exact written comments received can be found at the following link (http://www.ci.minneapolis.mn.us/cped/docs/3_Question_Reponses.pdf).

- Table 1

- Uses include street level retail (restaurant, drug store, etc), a public resource such as a library or post office, youth center, community space, theater/auditorium, lofts for artist studios, offices, or classrooms.
- Amenities listed were sidewalk lighting, garden, bench, bike racks, incorporate the pillar, LEED, sprinkler, sidewalk improved and a mosaic motif.
- Design could include windows onto the street, building abuts sidewalk, architecture compatible with surrounding, NOT one level, use most of the space for footprint, and captures the spirit of neighborhood.

- Table 2

- Uses could include flexible community spaces, do not base use solely on economics, meeting spaces, community-based offices, library with multi-media room, youth center, youth elder center, with any use a result of an inclusive process that is community guided.
- Amenities include a pedestrian path, plantings, vegetable gardens, container gardens, farmers market, textile mobile, volleyball, outdoor concert space, reuse of kiosk/pillar, and art that honors immigrant history of the neighborhood.
- Design is urban, human scaled that includes public art. Not anything like Al Bina's building or a cheap replica of Dania Hall. Blend the new with the old and make the design open to the street and inviting. Remove the Al Bina Building addition and incorporate that land into the new development.

- Table 3

- Mixed use with street level community businesses, post office, retail or café. Upper would be housing using NRP money for student quarters or else home-ownership. Space could also be used for community public spaces such as theater, education, fitness center, library satellite, prayer room.
- Amenities include bike racks and beautify the vacant lot with sod for interim.
- Design could incorporate underground parking, include a walk path and be compatible with the adjacent properties' buildings.

- Table 4

- Use includes affordable residential housing, with ground floor retail, post office, art supplies, internet café, recreation youth arcade, fitness center, clinic, woman center, gardens, farmers market, and paint a mural on the Al Bina's blank wall.
- Amenities could be a sidewalk café, bike racks, public art, path and landscape. Maybe add public toilets and no chained fence.
- Design should fit with a community corridor and windows with eyes on the street, innovative 21 century - energy efficient/green blended with architecture that reflects history. Height from 4-10 stories.

- Table 5

- Use for community education, business/retail, locally-based and mixed use with interim garden, parking, farmers market, and craft/art fairs. Mixed housing that includes student housing.
- Amenities would include bike stalls, path, lighting, flowers, landscaping, with grass for interim. Move peace poll across the street to public housing? LEED standards.
- Courtyard area and welcoming four-story with build-out to sidewalk. Brick is historically appropriate. Art is good.

Council Member Gordon asked if we captured everything and did we incorporate the right questions:

- Lisa Hammer suggested we should identify funding for interim sod and/or other uses?
- Todd Smith said it has been nine years since the Dania Hall building burned to the ground and something needs to happen with that site now, even if it is an interim use. We need to talk timelines.
- Doris Wickstrom said we need a decent sidewalk for the interim.
- Tim Mungaven asked to have Dania Partners present their ideas to the community as part of the process and engage the immigrant communities.

Tim Mungaven suggested that Dania Partners be included on the next agenda and asked what expectations are related to community engagement? Someone suggested we make a summary presentation at the Mosques, at the Brian Coyle Center, at a residents meeting at the high-rise, and with other affected parties in the neighborhood.

Council Member Gordon asked that interim use ideas be brought by the community to WBCC to speak to community initiatives, explore zoning and regulatory constraints, determine a need for licensing, understand source of materials, who does design work, and what vendors are chosen.

Community asked that the neighborhood forum meet again in April but questions about timeline need to be addressed sooner because a use such as a farmers market is seasonal and April is too late to get started.

The meeting was adjourned at approximately 8:45 pm.

Community Planning & Economic Development

Planning Division | 250 South 4th Street – Room 110 | Minneapolis, MN 55415

**Three Question Responses (January 27th, 2009)**

Below are detailed responses from meeting attendees to the three questions asked during the group exercise portion of the January 27th, 2009 Dania Hall Site meeting. Repeated elements are noted by an adjacent number that signifies the amount of times the element was written down.

Question 1: What type of uses do you think would be appropriate for the site?

- Long-term/Permanent
 - Education Facility (4)
 - Community based
 - Library (4)
 - Satellite
 - Multi-media room
 - Historical Center
 - ESL (3)
 - Immigrant
 - Theater (2)
 - Arts
 - Something locally based
 - Local Business
 - Mixed Use (3)
 - Housing (3)
 - Student available (2)
 - Home Ownership
 - Not Restrictive
 - Affordable
 - Commercial first floor (2)
 - Something open to community (4)
 - Not based purely on economic outcomes
 - Event/Celebration space (2)
 - Post Office (4)
 - Retail (3)
 - Art Supplies
 - Internet café
 - Café (2)
 - Drug Store
 - Recreation
 - Exercise Facilities/Gym (2)
 - Prayer or Meditation Room
 - Arcade
 - Youth Center (3)
 - Elder Center
 - Young Women's Center
 - Restaurant (3)
 - Clinic
 - Development guided by many community voices – inclusive process
 - Meeting spaces
 - Office space for community organizations (2)
 - Public resource
 - Studio space/lofts

- Interim
 - Garden (2)
 - Parking
 - Park
 - Farmer's Market (3)
 - Flea Market
 - Find a group for regular community events
 - Different regular uses – farmer's market, flea market, craft fairs
 - Paint Dania Hall on blank wall next to site
 - Beautify Space
 - Sod – if it can be maintained
 - Vegetable container gardens
 - Book/art/textile mobile
 - Volleyball court
 - Outdoor concert space

Question 2: What amenities do you want incorporated into the project?

- Bike Stalls (4)
- Sidewalk from 5th to Cedar (5)
 - Well lit (2)
 - Pleasant – flowers, etc...
- Landscaping (2)
 - important for interim
- Peace pole moved to a permanent home in between Cedar Cultural & plaza
- LEED certified (2)
- Sidewalk café
- Public Art
- Architecture
 - Quality fits neighborhood character
 - Allows eyes on the street
 - Innovative 21st Century
- No chain retail
- Energy Efficiency
- Public restrooms
- Parking beneath
- Honoring history – past and present different communities coming together
- Honoring performing arts and public art
- Honoring immigration
- Community/public space
- Extending 5th Street park/plantings out to Cedar Avenue
- Benches (2)
- Maintain community garden
- Improved sidewalks
- Incorporate Dania Pillar
- Mosaic motif
- Sprinkler system

Question 3: What do you want the building to look like?

- Courtyard
- Four Stories
- Building should go to sidewalk (2)
- Brick
- Historically Appropriate
- Innovative 21st Century
- Historic/Blends with historical character (3)
- Consistent with adjacent structures (3)
- Outstanding building/landmark/symbol of neighborhood
- Taller than 4 stories, less than 10
- Not like Al-Bina
 - Encourage developer to acquire Al-Bina property and use in Dania redevelopment
- Not a cheap replica of Dania Hall
- Inviting and open to the street
 - Light and open like Central Library
- Urban
- Human Scale
- Incorporate public art honoring/documenting different immigrants & common artistic motifs
- Not one level
- Utilize as much of the space as possible, biggest possible footprint
- Good windows on first floor

Dania Hall Site Meeting

January 27th 2009
@ The Cedar High
Apartments

Dania Hall Site Meeting – January 27th 2009



Agenda

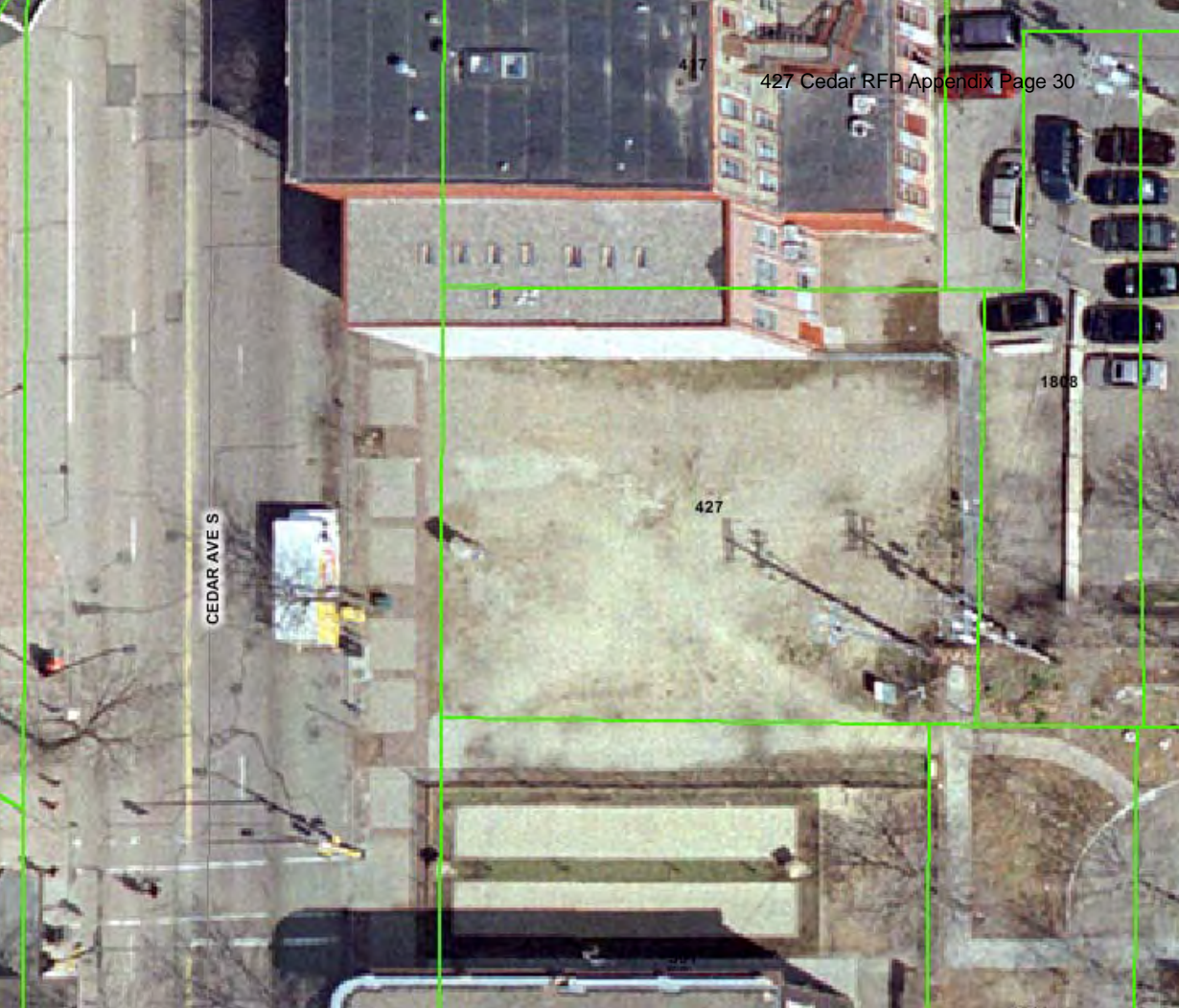
- 7:00 Welcome, Introductions
- 7:05pm Presentation
- 7:20pm Questions
- 7:30pm Small group activity and discussion
- 8:00 Report back to large group
- 8:30 Adjourn



Goals for the meeting:

- Explain existing conditions on site
- Discuss work done to date – what policies are in place?
- Learn about possible future action – what can be done?
- Discuss timeline for development
- Provide feedback – what does the community want?





Existing Conditions

- Surrounding uses
 - Utility Easements
 - Property Attributes
 - 84' X 102'
 - 8647 ft²
 - C3A - PO
 - 4 Stories or 56' allowed
-
- Parking constraints
 - Related projects in vicinity
 - Preservation of on-site public art
 - Community input a high priority

Cedar Riverside Small Area Plan

- Include analysis of issues from plan
 - Can parcels be combined to create a larger development site?
 - Path connecting 5th Street and Cedar Avenue already stated as a high priority
 - How might market feasibility affect the timing of development?
 - What uses are envisioned in the Small Area Plan
 - What does it mean to be on a Comprehensive Plan designated Commercial Corridor?
 - Other work already accomplished?



City Disposition Process

- Competitive bid process required
 - For Sale (sign and listing)
 - Letters of Interest
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
- Positives and Negatives



Property sale for redevelopment

- Requires City Council authorization
- Fair Market Value – as determined by appraisal
- Viable business plan – operating projections
- Development sources and uses of funds identified
- Full financing for project committed (not simply acquisition funding)
- Redevelopment contract



Timeline

- Discuss current economic constraints
- Project Website
 - Presentation
 - Input from tonight
 - Past community work
 - Opportunity for continued input



Questions?



Dania Hall Site Meeting – January 27th 2009

Small Group Activity

- 3 Questions
- You will have 10 minutes for each question



Question #1

- What types of uses do you think would be appropriate for the site?



Question #2

- What amenities do you want incorporated into the project?

Examples:

- Pedestrian path
- Enhanced bike stalls
- Public art
- Enhanced landscaping



Question #3

- What do you want the building to look like?
 - Height?
 - Materials?
- If you have extra time, feel free to go back and work on previous questions!



Report Back

- Share your input with the larger group, what did you learn?



Thanks for coming!

- If you have questions, concerns, or comments, please contact Joe Bernard at the City of Minneapolis department of Community Planning and Economic Development:

joseph.bernard@ci.minneapolis.mn.us

612.673.2422

- Stay tuned for launching of a project website with information on this meeting as well as next steps!



DANIA HALL ADVISORY GROUP

**June 10, 2009
3 to 5PM
Brian Coyle Center**

AGENDA

Introductions 5 minutes

Please tell us about yourself and the group you are representing today

Role of the Dania Hall Advisory Group 10 minutes

What is our role?

What has happened since the [January community meeting](#)?

Discuss agenda – what do we hope to accomplish today? 15 minutes

Discuss and identify preferred marketing method (i.e. – RFP, LOI, etc...)

Determine priority use types for inclusion in marketing documents

Plot out future steps for:

Public review of marketing documents

Role of community in reviewing proposals

Options for marketing the property 30 minutes

RFP – Request for Proposals

For Sale (sign and listing)

RFQ – Request for Qualifications

Letters of Interest

Priority elements 30 minutes

Review and rank [list of uses and design elements](#) from community meeting in January

Next steps 30 minutes

Discuss timeline as proposed by City Staff and alter as necessary

Dania Hall Advisory Group
3:00-5:00pm, Wednesday, June 10, 2009
Brian Coyle Center

Sign-In Sheet

Name	Business or Organization (if not a resident)	Address, City, Zip Code	E-Mail Address
Joe Bernard	City of Mpls CPED	250 4 th St. S. Am 110	joseph.bernard@ci-minneapolis.mn.us
Judda Slosky	Riverside Plaza ^{Assoc} tenants	1615 S. 4 th St #3905	fredas@sec.net
SAM JAHUS	Bedlam	1501 S. 6 th St.	John6385@gmail.com
Daniel Matke		303 Cedar 612-375-1706	
ABDIRIZAK MAHBOUB	CEDAR RIVERSIDE NRP	BRAIN COYLE COMMUNITY CENTER	MAHBOUBA@PVC-MN.ORG
Sarah Lynne	Resident	2717 S. 8 th St 55454	10-800000 Sahra.Lynne@gmail.com
Merrie Benasutti	UofM CHANCE		benas021@umn.edu
HUSSEIN SAMAR	ADC	1808 RIVERSIDE AVE #200	HSAMAR@ADC-MINNESOTA.ORG
Nureddin Ali	Membership	2515 S. 9 th St.	Nureddin.ali@msu.edu
Jim Ruiz	WBCC	1530 S 6 th St #C1405	hiruiz@gmail.com
TM MONTAVAN	WBCLC	1808 RIVERSIDE AVE S.	TMONTAVAN@WBCLC.ORG
Lisa Hammer	WBBA	PO Box 141552 Mpls 55	Westbankba@gmail
Kristin Guild	City of Mpls - CPED	105 5th Ave S 55410	kristin.guild@ci-minneapolis.mn.us
Judy Cedar	"	"	judy.cedar@"
Rosemary Kuntz	CR NRP	2815 8 th St. S #3	on record - RosemaryKuntz@cedar-rs.org
Todd Smith	Nomad 126	501 Cedar	todd@nomad26.com
Steve Peacock	Augsburg College	2211 Riverside Ave. CB 142	Peacock@augsb.org
Rachel Fay		4117-27 th Ave S	olerinsj@pvc-mn.org
Genf Blin	Brian Coyle Cnt	420 15 th Ave S.	
Conn Gid			
Eunice Eckerly	Trinity Lutheran	2015 Riverside Ave #210, Mpls 55434	Eunicee@trinity-lc.org
Mary Alice Smith	MPH	1611 S 6 th St Mpls #211 55454	
Betsy Dand	Cedar Riverside People Center	425 10th Ave South, Mpls MN 55454	davidb@peoples-center.org

Community Planning & Economic Development

Planning Division | 250 South 4th Street – Room 110 | Minneapolis, MN 55415



Dania Hall Advisory Group

Meeting Notes (June 10th, 2009)

Introductions

Everyone introduced themselves and the groups they were representing on the Advisory Group.

Role of the Advisory Group

City staff spoke about the role of the group, emphasizing its *advisory* nature – no binding decisions are made by the group. The goal of the meeting overall was to discuss how to move forward with City disposition of the Dania Hall site – including but not limited to determining how to best engage the community and come to a consensus.

Agenda and info will be disbursed via link to website

(http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp)

Interim Use

A discussion followed regarding the current condition of the site and the possible interim use of the site by the community. Members of the West Bank Community Coalition have been working toward a proposal to use the space in a variety of ways. It is hoped that an interim use could change the perception of the site by showing some kind of ownership and activity, thereby reducing the criminal and nuisance activity that occurs there. A summary of the discussion is below.

DHAG: Why can't the neighborhood move forward with an interim use on the site without formal approval from the City? Could the neighborhood use the site spontaneously?

Staff: Liability is an issue that needs to be addressed before anyone uses the property. Leasing may cost only \$1.

DHAG: There is some community interest in using property 1/week on Saturday for garage sales, one-act plays, flea market, etc. WBCC plans to step up to lead the efforts for getting a proposal together for interim use, and has scheduled a [community meeting](#) on June 24th, to discuss possible uses.

DHAG: The garden idea did not come to fruition in part because there was no guarantee that the use could stay for 3 years or more term.

DHAG: It needs to be stressed that something needs to happen as soon as possible – safety concerns are a major issue – the site is currently being used for criminal activity.

Staff: Staff will circulate to the necessary parties a copy of a standard lease for interim uses such as the ones the neighborhood is considering.

DHAG: The site is in need of some basic groundcover, and should be held to the standards that private property is held to in the City. A question also arose regarding whether or not the site might be polluted. Wood chips were suggested as a possible ground cover solution.

Options for marketing the site

Staff talked a bit about the sale process. Marketing sometimes allows for parties to make their best offer based upon an appraisal or the assessor's valuation for the property. There is an appraisal from 2007 for the site that was drafted in response to the adjacent Al-Bina project, but it needs to be updated. The City looks for a viable business plan (tenant or owner-user), that ensures the development will be successful after construction. Staff evaluates the proposed development sources and uses of funding to determine the capacity of the developer; does the developer have an experienced development team? Ultimately, the City enters into some form of redevelopment contract; if the developer fails to perform the City can take the site back. Below is a brief description of the marketing options discussed at the meeting.

For Sale Sign – The most passive option for marketing a site. This method consists of a public listing of the property for sale and on site advertizing that the site is for sale.

Letter of Interest – Interim step that usually leads to a Request for Proposals. This method allows interested parties to contact the City in an official manner indicating their interest in the site.

Request for Qualifications (RFQ) – An RFQ is similar to a Letter of Interest in that it allows parties to indicate their interest in purchasing a site. However, an RFQ usually requires more information about the interested parties' ability to execute a development contract.

Request for Proposals (RFP) – The RFP approach is the most detailed of the marketing methods that the City uses to dispose of land. They are sometimes driven by a community engagement process, wherein the community articulates the preferred development scenarios. A summary of the discussion from this point in the meeting can be found below.

DHAG: When does the City grant exclusive development rights to a developer?

Staff: We sometimes provide those rights to a developer after a RFP process has identified a developer. If Council authorizes staff to negotiate terms of sale with the recommended developer, we sometimes give exclusive rights for a set period of time.

DHAG: What market activity has occurred on City property this year?

Staff: A handful of sites have had exclusive rights granted, some for condo development, some projects are currently experiencing challenges related to the downturn in the financial markets.

DHAG: How much weight is given to community desires in an RFP process?

Staff: There isn't a set formula for this but it would certainly be given considerable weight in the case of the Dania Hall site.

DHAG: There should be a process before the issuance of an RFP that could get a reading from community.

DHAG: The new American community in the neighborhood should lead the project process for Dania and the first step should certainly be less than a RFP. It is hard to get the immigrant community to rally without providing ample time.

DHAG: We should hope for a practical proposal with practical results – clear and understandable.

DHAG: The development site should transcend nationality – it is about community.

DHAG: Redevelopment should honor the spirit of the Dania site.

DHAG: How does the group feel about simultaneously issuing a request for letters of interest AND begin drafting the RFP. There was generally positive response from this suggestion.

Prioritization of desired site elements

At this point in the meeting, staff suggested reviewing the list of uses and site elements [suggested by the community at a meeting in January](#). Staff asked attendees to rank or otherwise show preference for uses they felt were more valuable to the community, simply as an additional point of input. The preferences collected from the exercise are summarized [here](#). A discussion followed that is summarized below.

DHAG: Why not emphasize the entire list?

DHAG: We should emphasize that there are items that may be absent from the list at this time.

DHAG: We should give preference to commercial uses on Cedar Avenue that support the commercial district as a whole.

DHAG: The development needs to be viable regardless of the use.

DHAG: The community should be active in recruiting the tenants that is wants to see locate in the neighborhood.

DHAG: The West Bank Business Association is in the process of developing a branding campaign that will enhance the identity of the neighborhood. One of those identifiable features is that Cedar Riverside is proud of its' locally owned businesses and lack of commercial chain stores.

DHAG: There is a major need for exercise and youth facilities in the area.

Process moving forward

Staff and neighborhood stakeholders will work together to accomplish additional community engagement. A packet of information will be sent to representatives with the understanding that the reps will distribute this information amongst their groups and gather feedback on the desires of the community related to the Dania site. A Letter of Interest will be drafted for the advisory group review, and released concurrently with the small group portion of the community engagement process. After three months of small group community engagement, stakeholders will report back to City staff who will prepare a large scale neighborhood meeting

to discuss final steps before issuance of a Request for Proposals. Advisory Group members are to inform staff of groups that are absent from the process thus far and need to be engaged. Below are additional details on the conversation of how to move forward.

- A general framework was set up for how to move forward on the property. Need to strike balance between having criteria to guide selection process, and being open to possibility of good new ideas.
 - City staff will draft a request for LOI, circulate to community for comments
 - Release LOI – use responses to help inform development of RFP
 - Work through community process (3 months) to review priorities for site development – small meetings followed by one big meeting; use list of potential uses developed to date to inform the discussion
 - Use results from community input to craft RFP, and solicit proposals
- Public input needs careful consideration
 - New Americans can have key role; but will need clear, transparent, and accountable process
 - Outreach needed to variety of faith-based groups
 - Will need to have some materials translated
 - “One big public meeting” concept supported, but needs to be preceded by smaller, targeted meetings (the responsibility of advisory group members to the organizations they represent)
- To do items for City staff:
 - Update schedule to reflect new timeline
 - Investigate any responsibilities we have regarding site coverage or maintenance during the holding period
 - Assemble information from past outreach and incorporate into materials for groups to use as starting place for discussion on priorities
 - Work on drafting LOI
 - Look into how we can get translated materials and translators

III. Tentative Timeline

	August 2009	September 2009	October 2009	November 2009	December 2009	January 2010	February 2010	March 2010	April 2010	May 2010
Community Outreach by Stakeholders										
Issue Letter of Interest										
Community Wide Meeting to Discuss Outreach Results										
Draft a Request for Proposals (RFP)										
Community Review of RFP										
Issue RFP										
Present RFP Responses to Community										
Present Preferred Responses to City Council										

Draft Timeline only, subject to change.

IV. What are a Letter of Interest (LOI) and a Request for Proposals (RFP)?

Letter of Interest (LOI)

A “Letter of Interest” is distributed publicly as a way to advertise that a piece of property is available for purchase. Without any contractual commitment from the City or someone with development interest in the site, the City and other stakeholders can assess whether or not there is viable interest in purchasing and redeveloping a site. CPED plans to issue a LOI during the three month public outreach period to determine whether or not there is serious interest in the Dania Hall site. This will help the City to determine whether or not issuing a Request for Proposals is the next step to take, and what the best timing for issuing an RFP would be.

Request for Proposals (RFP)

A “Request for Proposals” process is often used by the City to sell property for redevelopment. An RFP includes information that potential buyers and developers would find useful in responding to the request. The City has the ability to request that responders meet certain criteria and desires outlined by the City and other interested stakeholders. These suggestions can include information on uses desired, buildings design, and site design. City Staff intends to issue an RFP for the Dania Hall site once enough information is gathered regarding the nature of development desired by the community on the site, and once market conditions are suitable for issuing the RFP. As noted in the timeline above, City Staff intends to allow for community review of an RFP before issuing the documents to prospective buyers.

Ultimately, a prospective buyer can be chosen out of all respondents to the RFP by the City Council, resulting in a development contract with the buyer. It can also be determined that none of the proposals adequately respond to the conditions in the RFP, in which case other marketing methods may be pursued.

V. Site Information

Address: 427 Cedar Avenue

Zoning: C3A – Community Activity Center District with the PO – Pedestrian Oriented Overlay District

- Allows most commercial uses
- Base height of 4 stories or 56' allowed

Dimensions: 84' X 102' (approximately 8,568 square feet)



Aerial photo courtesy Minneapolis Enterprise Content Management (parcel boundaries not accurate)

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Dania Hall Timeline 2009 - 2010																		
	June		July		August		September		October		November		December		January		Spring 2010	
Dania Hall Advisory Group Meeting																		
Staff Work to Create Marketing Documents																		
Draft Marketing Documents Available for Public Comment																		
Final Marketing Documents Issued																		
60-day Response Period																		
Marketing Response Due																		
Public Review of Marketing Responses																		
Execute Contract for Disposition of Property																		

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	4
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	2
Retail (3)	
Gym (2)	3
Youth Center (3)	1
Restaurant (3)	
Office Space for Community Organizations (2)	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	5
Mixed Use (3)	1
Housing (3)	3
Commercial First Floor (2)	2
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	4
Retail (3)	
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

Am concerned that proposed result not compete for funding with Coyle Center.
 would also be concerned about encouraging kids to cross the street in numbers - young kids - and nature of site being presently clearly commercial and near two saloons.
 Unrestricted non-family housing available to students has worked well next door in Holtznerman Bldg - and could potentially receive some construction funding from our NRP.

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

depends on nature of building

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

same (not mutually exclusive)

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	1
Housing (3)	
Commercial First Floor (2)	2
Something Open to the Community (4)	
Event Space (2)	3
Post Office (4)	
Retail (3)	5
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	4

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	4
Path from 5th Street to Cedar Avenue (5)	3
Ample Lighting (2)	1
Landscaping (2)	2
Benches (2)	5
LEED Certified (2)	?

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	3
Blends with Historic Character of the area (3)	1
Consistent with adjacent structures (3)	2

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	1 4
Housing (3)	3
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	2 5
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	2
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	1 5
Landscaping (2)	3
Benches (2)	
LEED Certified (2)	4

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	
Tough to rank 5 when there are only 3	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4) - <i>could something like this be started by Cedar-Riverside not entire city? (5)</i>	
Theater (2)	
Mixed Use (3)	
Housing (3)	✓ (3)
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	✓ (4)
Post Office (4)	
Retail (3) - <i>locally owned</i>	✓ (1)
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	✓ (2)
<i>space for an art supplies space</i>	

nothing nearby &
the art school is on west bank

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	✓ (4)
Path from 5th Street to Cedar Avenue (5)	✓ (2)
Ample Lighting (2)	✓ (1)
Landscaping (2)	
Benches (2)	
LEED Certified (2) <i>depends on capacity of developer & use</i>	✓ (3)

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	✓
Blends with Historic Character of the area (3)	✓
Consistent with adjacent structures (3)	
<i>several floors → a lot of space for mixed use</i>	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	(1)
Housing (3)	
Commercial First Floor (2)	(4)
Something Open to the Community (4)	(3)
Event Space (2)	
Post Office (4)	
Retail (3)	(5)
Gym (2)	
Youth Center (3)	(2)
Restaurant (3)	
Office Space for Community Organizations (2)	
Safety Center	
Sandry Mat / Exercise	(3)

Sandry Mat / Exercise
Gym

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	4
Library (4)	1
Theater (2)	5
Mixed Use (3)	4
Housing (3)	5
Commercial First Floor (2)	1
Something Open to the Community (4)	3
Event Space (2)	2
Post Office (4)	1
Retail (3)	2
Gym (2)	3
Youth Center (3)	1
Restaurant (3)	1
Office Space for Community Organizations (2)	3

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	2
Housing (3)	4
Commercial First Floor (2)	1
Something Open to the Community (4)	5
Event Space (2)	3
Post Office (4)	
Retail (3)	
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	1
Landscaping (2)	3
Benches (2)	4
LEED Certified (2)	2

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	3
Blends with Historic Character of the area (3)	1
Consistent with adjacent structures (3)	2

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	2
Housing (3)	
Commercial First Floor (2)	3
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	4
Gym (2)	
Youth Center (3)	
Restaurant (3)	5
Office Space for Community Organizations (2)	
Dentist	1

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	1
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	1
Housing (3)	
Commercial First Floor (2) (local business)	2
Something Open to the Community (4)	3
Event Space (2)	5
Post Office (4)	
Retail (3)	4
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	

Mixed use w/ commercial/retail on 1st floor & some space for community uses on upper floors.

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	2
Ample Lighting (2)	2
Landscaping (2)	3
Benches (2)	
LEED Certified (2)	
Design elements that incorporate safety considerations lighting, vegetation in street, etc.	1

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	3
Blends with Historic Character of the area (3)	2
Consistent with adjacent structures (3)	1

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	1
Library (4)	
Theater (2)	
Mixed Use (3)	
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	3
Event Space (2)	
Post Office (4)	5
Retail (3)	
Gym (2)	
Youth Center (3)	4
Restaurant (3)	
Office Space for Community Organizations (2)	2

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4) <i>Underground bike parking</i>	2
Path from 5th Street to Cedar Avenue (5)	1
Ample Lighting (2)	
Landscaping (2)	4
Benches (2)	5
LEED Certified (2)	3

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	1
Consistent with adjacent structures (3)	2
<i>Outstanding Building/Landmark</i>	3

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3) <i>include book store</i>	①
Housing (3)	
Commercial First Floor (2)	②
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	④
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	⑤
Safety Center	

*①
YM/WCA +
Safety center*

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	
Theater (2)	
Mixed Use (3)	
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	
Event Space (2)	
Post Office (4)	
Retail (3)	
Gym (2)	
Youth Center (3)	
Restaurant (3)	
Office Space for Community Organizations (2)	
<i>Safety Center (10)</i>	

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	
Path from 5th Street to Cedar Avenue (5)	
Ample Lighting (2)	
Landscaping (2)	
Benches (2)	
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	
Consistent with adjacent structures (3)	

Ranking of Desired Dania Hall Project Elements

1) Below you will find the most frequently mentioned **uses** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 uses listed below based on your opinion of the greatest need in the neighborhood - Propose a different use if you think there is something missing. Additional uses mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Education Facility (4)	
Library (4)	1
Theater (2)	
Mixed Use (3)	
Housing (3)	
Commercial First Floor (2)	
Something Open to the Community (4)	2
Event Space (2)	
Post Office (4)	3
Retail (3)	
Gym (2)	
Youth Center (3)	4
Restaurant (3)	
Office Space for Community Organizations (2)	2
Book store	1
Safety Center	3

Independent businesses important

2) Below you will find the most frequently mentioned **site amenities** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 amenities listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional site amenities mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Bike Stalls (4)	4
Path from 5th Street to Cedar Avenue (5)	1
Ample Lighting (2)	
Landscaping (2)	2
Benches (2)	3
LEED Certified (2)	

3) Below you will find the most frequently mentioned **building attributes** suggested at the January 27, 2009 Dania Hall community meeting. Rank the top 5 attributes listed below based on your opinion of the greatest need in the neighborhood - Propose a different amenity if you think there is something missing. Additional building attributes mentioned at the January meeting can be found in your handouts.

Proposed Use (Frequency mentioned by 5 groups at January community meeting)	Your Rank
Building should go to sidewalk (2)	
Blends with Historic Character of the area (3)	1
Consistent with adjacent structures (3)	2

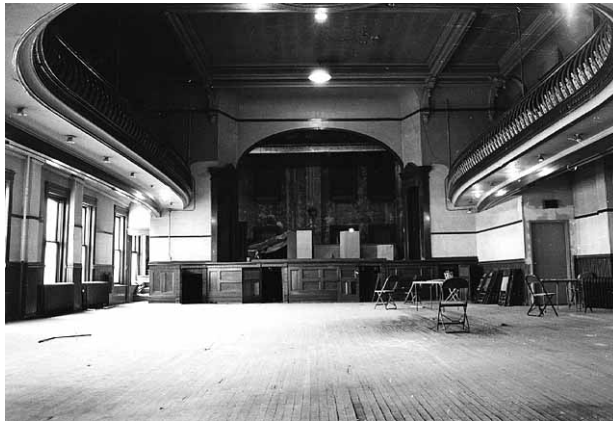
Dania Hall Community Outreach Packet



Dania Hall Block – photo courtesy of mnhs.org (1974)

Distributed by:
City of Minneapolis
Department of Community Planning and Economic Development (CPED)
250 4th Street South Room 110
Minneapolis, MN 55415
August 1st, 2009

This collection of information is intended to serve as background materials for community led outreach efforts regarding the re-use of the Dania Hall site. Community members will have three months to collect information from their respective groups and provide feedback to city staff that will influence the drafting of a Request for Proposals (RFP), as outlined later in this document.



Dania Hall Interior – photo courtesy of mnhs.org (1974)

Table of Contents

	Section
What can you do?	I
Meetings Held and Input Collected to Date.....	II
Timeline of future events.....	III
What is an LOI/RFP?	IV
Site information	V

I. What can your group do to guide the future of the Dania Hall property?

At the request of the Cedar Riverside community, the City of Minneapolis is looking to all interested stakeholders to gather information and opinion that will help the City and the neighborhood realize the best possible redevelopment of the Dania Hall site. To help further the discussion and clarify the desires of the community, CPED staff requests that **all interested organizations** in the Cedar Riverside community reach out to their stakeholders to answer the questions below.

Please document the dates and times of any meetings at which these questions are discussed. All comments must be submitted to Joe Bernard at the contact information below by November 1st, 2009. Input will be shared on the City of Minneapolis [Dania Hall website](#), and at a community-wide meeting in late 2009.

1. What type of uses do you think would be appropriate for the site?

Examples: Community Space, Plaza, Apartments, Office Space, Restaurant, etc...

2. What amenities do you want incorporated into the project?

Examples: A pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping, etc...

3. What do you want the building to look like?

Examples: A 4-story building, a plaza, blends with historic character, etc...

Sample e-mail text and a comment card can be found on the following pages for distribution. Send Questions and Comments to:

Joe Bernard, AICP, Senior City Planner
Mail: City of Minneapolis
Department of Community Planning and Economic Development
250 4th Street South Room 110
Minneapolis, MN 55415
E-mail: joseph.bernard@ci.minneapolis.mn.us
Phone: (612) 673-2422

Dania Hall Website:

http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp

Sample E-mail Text:

Hello Cedar Riverside Stakeholder,

The City of Minneapolis is looking for your opinion on what should happen with the [Dania Hall site](#) (427 Cedar Avenue). Please answer the three questions below and send your response to [Joe Bernard](#) at the City of Minneapolis department of [Community Planning and Economic Development](#). If you have any questions, feel free to contact Joe directly. Thank you for your input and interest in this important discussion!

Sincerely,

<Insert Your Organization Here>

3 Questions:

1. What type of uses do you think would be appropriate for the site?

Examples: Community Space, Plaza, Apartments, Office Space, Restaurant, etc...

2. What amenities do you want incorporated into the project?

Examples: A pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping, etc...

3. What do you want the building to look like?

Examples: A 4-story building, a plaza, blends with historic character, etc...

City Staff Contact:

Mail: Joe Bernard, AICP, Senior City Planner
City of Minneapolis
Department of Community Planning and Economic Development
250 4th Street South Room 110
Minneapolis, MN 55415
E-mail: joseph.bernard@ci.minneapolis.mn.us
Phone: (612) 673-2422

Dania Hall Website: http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp

DANIA HALL SITE---COMMENT CARD

Please take time to give us your opinions in order to assist CPED staff with their work.

Return to CPED staff via the e-mail or postal address listed below

Joe Bernard (joseph.bernard@ci.minneapolis.mn.us), CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: _____

Address: _____ City: _____ Zip: _____

E-mail address: _____

What type of uses do you think would be appropriate for the site? _____

What amenities do you want incorporated into the project? _____

What do you want the building to look like? _____

DANIA HALL SITE---COMMENT CARD

Please take time to give us your opinions in order to assist CPED staff with their work.

Return to CPED staff via the e-mail or postal address listed below

Joe Bernard (joseph.bernard@ci.minneapolis.mn.us), CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: _____

Address: _____ City: _____ Zip: _____

E-mail address: _____

What type of uses do you think would be appropriate for the site? _____

What amenities do you want incorporated into the project? _____

What do you want the building to look like? _____

II. Meetings Held and Input Collected to Date

Over the years, several community groups have held round table discussions on the future of the Dania Hall property. The ongoing dialogue in the community demonstrates the importance of the property to people who frequent the area. The list of community participation activities below only includes what the City of Minneapolis department of Community Planning and Economic Development has pursued within the last several months. The information included below is intended to be a reference for what has been discuss most recently with City staff. Much of the information below can also be found online at the City of Minneapolis website: http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp.

January 27th, 2009

An open house meeting was held at the Cedars Apartments where about thirty community members learned about the City land disposition process and discussed a possible future for the Dania Hall site. A presentation from City staff can be found on the following pages, along with a meeting summary, and a list of feedback received by attendees.

June 10th, 2009

City staff coordinated a focus group comprised of various stakeholders in the neighborhood called the Dania Hall Advisory Group. The group met to discuss the next steps and timeline for marketing the Dania Hall property for sale. A major focus of the discussion was on the way neighborhood input would be considered, and how that engagement should happen. This document is a result of that meeting – it is hoped that the information found herein will help guide individual community groups in the Cedar Riverside/West Bank area as they gather input from their constituencies. A meeting agenda and summary can be found on the following pages.

Bernard, Joseph A.

From: Jim Ruiz [tljruiz@gmail.com]
Sent: Thursday, October 15, 2009 9:09 PM
To: Bernard, Joseph A.
Cc: Sophia Ginis
Subject: Fwd: CPED seeks your comment regarding the Dania Hall Site
Follow Up Flag: Follow up
Flag Status: Yellow
Attachments: Dania comment.doc; ATT596256.htm

Joe,

I should have copied you on this. If you start getting emails, it is because Sophia has sent this letter out to our list - WBCC. My comments are included in the attachment.

Jim

Joe,

Here are my comments regarding the Dania Hall site.

Jim Ruiz
 Board Member
 West Bank Community Coalition

1. **What type of uses do you think would be appropriate for this site?** The uses for the site should be determined by the needs of the people who live in Cedar Riverside, in particular the immigrant communities. The youth growing up in Cedar Riverside lack the opportunities the youth in other neighborhoods enjoy. I would recommend a youth center. Since this neighborhood lacks a public library, Dania Hall could offer some of the services a library provides, a safe place to do home work, access to computers, tutoring. In any case, any proposal should have the demonstrated support of the immigrant community.
2. **What amenities do you want incorporated into the project?** A bicycle ramp located in the basement of the building and accessible by a ramp. Everything possible should be done to promote non-automobile transportation for people coming to the building. The primary focus for parking should be for bicycles with car parking second. Pedestrian access should also be a top priority, a side walk connecting closed 5th street with Cedar Ave would make the building more pedestrian accessible.
3. **What do you want the building to look like?** The building should be congruous with the architecture of the rest of Cedar Avenue. This doesn't necessarily mean recreating the architectural style, but more the scale and elegance of the buildings on the east side of Cedar. The building should become a showpiece and symbol for the neighborhood

Bernard, Joseph A.

From: Maren Ward [maren@bedlamtheatre.org]
Sent: Thursday, October 15, 2009 5:45 PM
To: Bernard, Joseph A.
Subject: Dania Hall
Follow Up Flag: Follow up
Flag Status: Yellow

Dear Mr. Bernard,

Thank you for soliciting public input on the character of the development of the Dania Hall lot in Cedar-Riverside. I am Artistic Director of Bedlam Theatre and have worked in the neighborhood for 13 years and it is very dear to my heart. In fact, I worked on a project with neighborhood residents and University students called "Et Blot Til Lyst (Not for Fun Only): A ceremony to celebrate the spirit of Dania Hall" that was held in the lot. The project incorporated a lot of the history of the site, a "design charette" with over 50 urban planning, architecture and visual art students, and current thoughts about the space and would love to share more about that with you if there were an opportunity. Below are my responses to your questions.

Sincerely
 Maren Ward
 Co-Artistic Director
 Bedlam Theatre
 612-720-4754 c.

1. What type of uses do you think would be appropriate for the site?

-green space, outdoor stage, open air market
 -community space - neighborhood relations, arts, etc.

IN the spirit of dania - community, creativity, and culture

2. What amenities do you want incorporated into the project?

all of the above! A pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping,

SOMETHING that acknowledges Dania Hall and the many communities of Cedar-Riverside

3. What do you want the building to look like?

I like it as an open space, landscaped with and outdoor stage, public art, and greenery.

If there is going to be a building I would want it to blend in with Cedar Ave. Possibly designed after the original.

City Staff Contact:
 Joe Bernard, AICP, Senior City Planner

11/10/2009

Mail: City of Minneapolis
Department of Community Planning and Economic Development
250 4th Street South Room 110
Minneapolis, MN 55415
E-mail: joseph.bernard@ci.minneapolis.mn.us
Phone: (612) 673-2422
Dania Hall Website: http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp

--

Maren Ward
Co-Artistic Director - Bedlam Theatre
612-341-1038
www.bedlamtheatre.org
maren@bedlamtheatre.org

Bernard, Joseph A.

From: Sharon Johnson [SJohnson@midwestmtn.com]
Sent: Thursday, October 15, 2009 4:06 PM
To: Bernard, Joseph A.
Subject: RE: Dania Hall Site Input

Follow Up Flag: Follow up
Flag Status: Yellow

Here are my responses - Sharon Johnson, CFO Midwest Mountaineering

-----Original Message-----

From: catherine vennewitz [mailto:veti@veti.com]
Sent: Thursday, October 15, 2009 3:13 PM
To: wbba_4_09c
Subject: Dania Hall Site Input

Cedar Riverside Stakeholder,
The City of Minneapolis is looking for your opinion on what should happen with the Dania Hall site (427 Cedar Avenue). Please answer the three questions below and send your response to Joe Bernard at the City of Minneapolis department of Community Planning and Economic Development by November 1st. If you have any questions, feel free to contact Joe directly; his contact information is at the bottom of this page.
Thank you for your input and interest in this important discussion!
Sincerely,
Jim Ruiz
Board Member
West Bank Community Coalition

Questions:

1. What type of uses do you think would be appropriate for the site?

Examples: Community Space, Plaza, Apartments, Office Space, Restaurant, etcŠ

I think a community space - plaza or such - would be best - there's little enough green space in our neighborhood, and the addition of a beautiful green space would benefit residents and businesses alike

2. What amenities do you want incorporated into the project?

Examples: A pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping, etcŠ

All of the above

3. What do you want the building to look like? - NO BUILDING

Examples: A 4-story building, a plaza, blends with historic character, etcŠ

City Staff Contact:

Joe Bernard, AICP, Senior City Planner

Mail: City of Minneapolis

Department of Community Planning and Economic Development 250 4th Street South Room 110
Minneapolis, MN 55415

E-mail: joseph.bernard@ci.minneapolis.mn.us

Phone: (612) 673-2422

Dania Hall Website: http://www.ci.minneapolis.mn.us/cped/dania_hall_site.asp

Bernard, Joseph A.

From: Doris Wickstrom [doris.wickstrom@gmail.com]
Sent: Thursday, October 15, 2009 9:50 AM
To: Bernard, Joseph A.
Cc: Jim Ruiz
Subject: Dania input
Follow Up Flag: Follow up
Flag Status: Yellow

1. What type of uses do you think would be appropriate for the site?

Mixed use space with retail feature on street level and community usage on the top-floors. This building needs to reflect the needs of the community, especially the immigrant community. This can happen with a meaningful outreach that engages the residents. The street and the community lacks a center point and the Dania site could serve that need. The community lacks space for many activities-meeting space, social services, educational endeavors, and adult recreation/exercise space-a movement arts space. There is a lack of adult recreational space in the neighborhood, other than bars-if you call that recreation.

What it should not be is a place for hanging around. It needs to reflect daily activity-no hanging out.

2. What amenities do you want incorporated into the project?

First and foremost is pedestrian access (sidewalk) to 5th street. A post office would be a welcome addition and it would mean that many residents would not have to go downtown to pick up packages.

The building needs to reflect the latest in energy saving features, including storm water management. This could be used to provide water for the community garden.

The University could use this site to demonstrate current sustainability features.

3. What do you want the building to look like?

I would like to see a building that is modern and reflects a look to the future. The size and scale needs to fit the surrounding area. The site is small and the building needs to encompass most of the space with landscaping at a minimum. The community gardens in the rear need to be incorporated into the landscape design or any outdoor space. This would demonstrate a connection to the community. The building needs to be welcoming and safe.

Doris Wickstrom
doris.wickstrom@gmail.com

Bernard, Joseph A.

From: sembl001@umn.edu
Sent: Monday, November 02, 2009 12:02 AM
To: Bernard, Joseph A.
Subject: dania hall site:

Follow Up Flag: Follow up
Flag Status: Yellow

i would like to see some sort of sustainable, multi-cultural center built on the site. i'd like to see it have a garden on the site, and i want the sidewalk path through to stay. i'd also like to see the bridge rebuilt. i have other ideas, but am very busy of late. please keep me posted on further developments.

doug sembla
final vice president, north country co-op steward, afscme 3800, u of mn clericals admin.
secretary, school of dentistry former west bank resident

Bernard, Joseph A.

From: Jenso [jensofunky@gmail.com]
Sent: Sunday, November 01, 2009 2:01 PM
To: Bernard, Joseph A.
Subject: Future of Dania Hall site
Follow Up Flag: Follow up
Flag Status: Yellow
Attachments: dania_hall_site-1.gif

Hi Joseph,

I received a request to send you thoughts on the future use of the Dania Hall site by Nov. 1st, so here are my thoughts:

I envision a pedestrian-friendly multi-use building with retailers on the first floor and community space and small business office space on the upper floors. A theatre/auditorium like the old Dania Hall would be great for larger meetings and even community performances. I see a brick building that matches the older buildings toward Riverside, but with a warmer feel. The drawing from the Small Area Plan fits my vision pretty closely (attached), except I would design an arched entryway with larger windows on each side on the first floor.

A modern well-lit first floor with large windows would be very inviting and discourage loitering. Nice landscaping in the front would also discourage littering. I would like to retain a pedestrian path from 5th Street to Cedar as that is the only gateway from my neighborhood to Cedar Ave, and add one from 5th Street to Riverside. If possible, it would be great to extend into the unused parking area behind that property, as that is currently surrounded by unsightly tall chain link fencing and is a prime spot for teens to loiter. A park area with benches surrounding the building could make it an approved place to socialize. Adding nice lighting would be a great safety addition.

Since we lost our beloved North Country Co-op, my first priority is a fresh produce/food retailer who deals in locally sourced foods. There are no options in Cedar/Riverside right now to pick up a carton of organic milk or other quality dairy and produce. The African market at 5th & Cedar does not carry these items. Possibly a well-established company like The Wedge Co-op could open a mini-location here. Also, an ice cream shop would be a welcome addition, and encourage visitors from other neighborhoods.

Meeting space upstairs would be handy for local volunteer organizations, such as the West Bank Community Coalition and NRP. They are currently using the Brian Coyle Center, which can have scheduling issues, and are currently paying rent for a small closet to house their important files (I used to be on the board).

I think youth should be included in this building too. Possibly an arcade with classic games and pinball, a basketball shooting game and Skee-ball with tickets to earn small prizes to encourage socializing and a goal to attain. Youth don't seem to have an area to socialize in this neighborhood and anywhere for them to go besides the streets and sitting in alleys is helpful to them and to residents concerned about crime.

I would like this to be an opportunity to blend cultures, not just an African center, not just a Scandinavian/Caucasian center, but I would love for it to keep the Dania Hall name as a tribute to the area's history.

Thanks,

-Jennifer Moates

5-year Cedar/Riverside homeowner, 18-year Minneapolis resident, former WBCC Secretary and Sr. Graphic Designer at Target Corporation.

11/10/2009

Bernard, Joseph A.

From: freddas@soundinternet.com
Sent: Thursday, October 29, 2009 7:32 AM
To: Bernard, Joseph A.; hsamatar@adcmnnesota.org
Cc: Abdirizak Mahboub; Saeed Fahia; abihi@hotmail.com; freddas; tmungavan@wbcdc.org; yoonjupark@gmail.com; Jennifer Blevins; Benjamin Marcy; John Bueche; Jim White; Maze, Haila R.; Cedar, Judy R; Guild, Kristin A.
Subject: RE: Dania Hall Site - Community Outreach Period

Follow Up Flag: Follow up
Flag Status: Yellow

Judging from the many requests we receive, the need for community space in Cedar Riverside is critical. The neighborhood needs space for wedding receptions and parties as well as meetings. Office space that would allow various services proximity to the population would be well-used. We would have much greater access to services if the entities that provide them could gain a foothold. I often lament what we could have, if only we had the space.

I would caution against naming the building after any one ethnicity unless it would be to keep the Dania name in commemoration of the original. Cedar Riverside is and was the first neighborhood for many immigrants. Some always stay, but the neighborhood gradually gives way to the next group. We are East African today, but as East Africans succeed they purchase homes and move away.

Fredda Scobey
Executive Director
Riverside Plaza Tenants' Association

Bernard, Joseph A.

From: starr094@umn.edu
Sent: Wednesday, October 28, 2009 4:22 PM
To: Bernard, Joseph A.
Subject: RE: Dania Hall Site - Community Outreach Period

Follow Up Flag: Follow up
Flag Status: Yellow

Hi Joe-

I was thinking about this today and realized I forgot to mention one thing we discussed at the January meeting as crucial - that the building match the "style" of the neighborhood. (I think by closely adhering to the way Dania looked). We need to AT LEAST have the wonderful tower part!

Thanks
KJ Starr

Bernard, Joseph A.

From: holm0524@umn.edu
Sent: Wednesday, October 28, 2009 12:51 PM
To: Bernard, Joseph A.
Subject: Dania Hall Site Input

Follow Up Flag: Follow up
Flag Status: Yellow

Hello Mr. Bernard,

I am a longtime resident of the West Bank. Dania Hall served for decades as a community gathering point. I share concerns with many West Bank residents that this site will be rebuilt in a way that does not serve the community, but rather private interests. I would like to see this site rebuilt as a community space, with facilities for community education programs, theatre, music, and art display . This community has a wealth of diversity and talent, and lacks a space where all members of the community can come together. It will be a great disservice to the community, and to Minneapolis, if the Dainia Hall site is rebuilt in a way that does not serve as an anchor to the West Bank community.

Thank you for your time,
Thea Holmberg-Johnson
holm0524@umn.edu

Bernard, Joseph A.

From: Whitney Hunt [rso@sherman-associates.com]
Sent: Wednesday, October 28, 2009 10:55 AM
To: Bernard, Joseph A.
Subject: Dania Hall Site
Follow Up Flag: Follow up
Flag Status: Yellow

I would like to see the Dania Hall site used as a Safety Center for Cedar Riverside.

Whitney Hunt
Director of Resident Services
Hannon Security
Serving Sherman Associates Inc and The Brian Coyle Center
612-337-2601 direct
612-338-2638 fax
612-338-6161 Resident Services Office

Bernard, Joseph A.

From: starr094@umn.edu
Sent: Tuesday, October 27, 2009 9:44 PM
To: Bernard, Joseph A.
Cc: Gordon, Cam A.
Subject: Re: Dania Hall Site - Community Outreach Period

Follow Up Flag: Follow up
Flag Status: Yellow

Hi -

We own the Wienery Restaurant, across from the Dania Hall site. We both are also former residents of the Holtzerman building adjacent to the site (at separate times over the years). Beyond being business owners, we consider the West Bank to be our community and true home and are very concerned about the future development of the neighborhood.

We would really like to see Dania Hall rebuilt in all its glory as an anchor to the neighborhood. We are opposed to the West Bank CDC being involved in its development, considering their involvement in not insuring it when it burnt to the ground. Frankly, we don't think that we are the only people disturbed by the possibility that Tim Mungaven and the CDC might be given a second chance after destroying a valuable building central to our neighborhood.

We would like to see a development use for the building similar to its original use - commercial space on the bottom floor (and potentially the basement), community offices, gym space, child care center (or other community-oriented activity) on the second floor and a theater/assembly hall on the third and fourth floors. We don't believe that residential use would be possible if a theater and community space existed on the third and fourth floors. Whether or not a theater is included, we feel that it is very important that Dania Hall be a gathering spot for the community - essentially an inside "plaza space" needed to anchor the community. The Brian Coyle center is nice, but it would be very nice to have community services and outreach more central in a highly visible and welcoming spot with history directly on Cedar Avenue.

The neighborhood lost a lot when we lost Dania Hall. The empty lot is a daily insult to those of us who walk across it every day. Our neighborhood is home to thousands of people who live in a very small area and home to additional thousands like us who will always be connected to it no matter where we reside. We deserve to have a beautiful community building for all of us to share.

Thanks for your attention.

Please keep us posted and place this email address on any list you are maintaining.

KJ and Pat Starr

Bernard, Joseph A.

From: Knutson, Rosemary [RosemaryKnutson@edinarealty.com]
Sent: Tuesday, October 27, 2009 10:19 AM
To: Bernard, Joseph A.
Subject: RE: Dania Hall Site - Community Outreach Period
Follow Up Flag: Follow up
Flag Status: Yellow

Hi,

I couldn't figure out an easy way to respond electronically, so looked up the questions and have answered them below.

I'm currently on the NRP Board and the WBCC Bluff St Park Task Force. Past Chair of the WBCC, the WBCC Public Safety Committee, the WBCC Hiawatha LRT Safety Committee and Co-chair of the WBCC NRP Steering Committee.

1. Uses: blend with the rest of the street/block. main level commercial/entertainment/restaurant, upper levels residential. Preferably owner occupied condos, rental for now until that market comes back and then conversion. We need more market rate, owner occupied housing in Cedar Riverside. Upper level could have a nice space, managed by building/apartment/condo ownership that could be rented for ceremonial events, weddings, graduations, etc. Like Dania did!
2. Amenities: Pedestrian path is a safety concern, used by thugs to run from the police when they are interrupted selling drugs. It's their escape route and takes them directly into a residential area. Not good. If there is a path, it needs to have lots of light and cameras to dissuade the troublemakers. I say this as past chair of the Public Safety committee. Ask the MPD. I think it should replicate Dania as much as possible. This is a commercial street, block, site. It should look good, but be practical. Bike stalls, of course.
3. Look like: 4 or 5 stories, blends, brick/historical façade, **GREEN**, preferable LEED certified! Make it appealing as a destination and residence for the growing number of people who appreciate the importance of **GREEN**! Perhaps find U of M and/or Augsburg people/resources to help with that type of planning?. If we can't do green on the West Bank, where can it happen?

Thanks!
 Rosemary

Rosemary Knutson, CRS, GRI

Celebrating 28 Years of Real Estate Excellence with Edina Realty

www.rosemaryknutson.edinarealty.com

Mail to: rosemaryknutson@edinarealty.com

Mobile: 612-720-9966

"When we see land as a community to which we belong, we may begin to use it with love and respect." Aldo Leopold

Bernard, Joseph A.

From: ski@bitstream.net
Sent: Tuesday, October 27, 2009 10:04 AM
To: Bernard, Joseph A.
Subject: Re: Dania Hall Site - Community Outreach Period
Follow Up Flag: Follow up
Flag Status: Yellow

Joe, the Dania Hall site is a very key piece of the business street frontage here on Cedar Avenue and the West-Bank. Development of this lot should be focused on adding function and vitality to the existing business district that surrounds it. Appropriate uses would be along the lines of; Restaurants, Theaters and Retail. Anything else would be an out of place detraction and better suited to areas off of the Cedar Ave business node. The West-Bank business community is making great progress in raising the quality and vitality of business related offerings on Cedar Avenue. This project should be done thoughtfully with attention to proposals that contribute and add to the existing vibrant, pedestrian oriented street scape.

Best regards,
Dan Prozinski
Durable Images, Inc.
1505 Washington Avenue South
Minneapolis, MN 55454

Bernard, Joseph A.

From: Molly Waggoner [mollysidera@gmail.com]
Sent: Monday, October 26, 2009 4:53 PM
To: Bernard, Joseph A.
Subject: Dania Hall Short Survey
Follow Up Flag: Follow up
Flag Status: Yellow

*1. What type of uses do you think would be appropriate for the site? *
Community space, perhaps with retail or restaurant space at ground level

2. What amenities do you want incorporated into the project?

All of the examples given (pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping) are great ideas, though there is finally a sidewalk there now anyway. I think some nod to the historical/cultural significance of the site would be good, whether that is incorporated into the exterior or interior of the building.

*3. What do you want the building to look like? *

Honestly, I think it would be really great to build a replica of the old Dania Hall. It had such history and was such an icon of the neighborhood, what better way to honor the things it stood for than by constructing it all over again.

Bernard, Joseph A.

From: leex1872@umn.edu
Sent: Tuesday, October 20, 2009 9:37 PM
To: Bernard, Joseph A.
Subject: Dania Hall Comment

Follow Up Flag: Follow up
Flag Status: Yellow

Attachments: Dania comment.doc



Dania comment.doc
(38 KB)

Joe,
Thanks for sending out this questionnaire, I've attached my comments.
-Andrew Lee

Joe,

Here are my comments regarding the Dania Hall site.

Andrew Lee
Board Member
West Bank Community Coalition

1. What type of uses do you think would be appropriate for this site? A mixed use building with first floor retail stall or stalls and housing or office above. I strongly believe this should be a tax generating building with as little or no capital or operational subsidy or financing. Just out of curiosity is TIF or other financing being considered for this property?
2. What amenities do you want incorporated into the project? An active first floor use, and a side walk for 5th street.
3. What do you want the building to look like? I would hope that the building would meet the sidewalk (without three feet of turf or some other setback) and provide a traditional urban street wall for at least the first three floors. I also hope the building uses as much of the parcel available as possible. As far as architecture, I think a postmodern or nostalgic façade would be really unfortunate. I'm sure most of the responses you've gotten say "it should reflect the other buildings on Cedar". Though I love architecture pre 1950, modern buildings that pretend to be historic belong in Disneyland. To bad there is not a no postmodern zoning.

Bernard, Joseph A.

From: Troy Pipier [troy@thehubbikecoop.biz]
Sent: Tuesday, October 20, 2009 3:13 PM
To: Bernard, Joseph A.
Subject: Dania Hall Site Input
Follow Up Flag: Follow up
Flag Status: Yellow

Hello Joe,

I'm part owner of The Hub and Hard Times Cafe, both on the West Bank. My input on the Dania Hall site is below.

Questions:

1. What type of uses do you think would be appropriate for the site?

My organizations would appreciate seeing the site used for commercial activity that would provide the neighborhood with something it does not already have: general store, hardware store, health clinic, health club, grocery store.

The neighborhood already has a community center and too many bars and restaurants.

We also support low-income housing above the commercial.

2. What amenities do you want incorporated into the project?

Examples: A pedestrian path connecting Cedar and 5th Street, Public Art, Bike stalls, enhanced landscaping, etc.

All of the above as well as a rain garden, solar panels and other things to make it environmentally sustainable. LEED certification in a Cedar-Riverside building would be a source of pride and outside recognition.

3. What do you want the building to look like?

A four-story building with an appearance that blends with the surrounding buildings.

--

Troy Pieper
Marketing Coordinator
The Hub Bike Cooperative
612.227.9245
3020 Minnehaha Ave.
Minneapolis, MN 55406

11/10/2009

Bernard, Joseph A.

From: Pj Doyle [pj@mixedblood.com]
Sent: Friday, October 16, 2009 10:49 AM
To: Bernard, Joseph A.
Cc: catherine vennewitz
Subject: Dania Hall Site Input
Follow Up Flag: Follow up
Flag Status: Yellow

Thank you for soliciting community input on the future of the Dania Hall Site in Cedar Riverside.

1. What type of use? I recommend a community space that serves as a gathering spot for the current neighborhood denizens.
2. What amenities? It would be nice to have some public art that is reflective of the rich immigrant history of the area. Enhanced landscaping can be incorporated and might be developed as a joint project with some neighborhood groups. There are a number of residents who already take advantage of the smallest open spaces (along the fence by Coyle Center, near the I94 overpass, etc) for gardens. I would imagine many will be happy to take a role in tending the space.
3. What does it look like? Again, the historic character of Cedar Riverside is varied and close to the hearts of many Minneapolitans. Something respectful of that history as well as open and inviting will reinforce the welcoming nature of the neighborhood.

Pj Doyle

Managing Director
Mixed Blood Theatre
1501 S Fourth St
Minneapolis MN 55454
pj@mixedblood.com
(612) 338-7959

"Organizing is what you do before you do something, so when you do it, it is not all mixed up."
A A Milne

Bernard, Joseph A.

From: peter dodge [peterdodge@yahoo.com]
Sent: Friday, October 16, 2009 10:48 AM
To: Bernard, Joseph A.
Cc: Gordon, Cam A.
Subject: Dania hall Survey

Follow Up Flag: Follow up
Flag Status: Yellow

Dear Joe Bernard,

Could you send me a link the Dania Hall report from the meeting in January, 2009? I am told that the report has concluded that a "copy" of Dania Hall was not a desired option and I don't remember that being decided. Also I have been sent a copy of a survey by a WCCC member listing a question about what kind of a building we want on the dania space/. I don't recollect that we decided on a building either.

Thanks, peter Dodge, West Bank resident.
peterdodge@yahoo.com



To Whom It May Concern:

12.20.09

I am submitting two pieces of documentation for consideration in planning development of the Dania Hall site. One is notes from a design charette conducted in Spring, 2007 by 100 Architecture, Geography, Urban Planning and Art students. The other is the final script for a performance held on site that was created with students from the University of Minnesota and Volunteers of America/Dar Al Hijrah nightschool.

The documents are both glimpses into a several month long process of research, study and community input around the Dania site. I have a lot of raw material including video footage from this project, if you are interested. I think the project and all the material generated in its creation can serve as insight into the significance of the site and inspire creative ways to develop it. (Additionally, they demonstrate the possibilities of using creativity in community input processes).

Thanks for taking the time to give them a look and if you'd like any more information about this project please don't hesitate to contact me at 612-720-4754 or maren@bedlamtheatre.org.

Sincerely
Maren Ward
Co-Artistic Director
Bedlam Theatre

COMMUNITY – residents of Cedar/Riverside gathered for a story circle facilitated by 2 students in Performance and Social Change. We introduced ourselves, played “Blind Cobra” and lined up according to height and time in the neighborhood. And then told stories of early neighborhood memories.

Our short performance was based off a story told by Peter Dodge about the car he arrived in that is still broken down in the back of the Hard Times. The group made a moving sculpture of the car and created sound effects while Peter told his story.

Discussion:

MOVEMENT- short performance.

Students (playing themselves and other people) moved quickly in and around a space set up with someone dressed as the Dania Pillar in the middle.

Pillar: Hey! Look at me! Hey! What about me? Look at me..etc...

Students continue to cross through at a rushed pace.

Pillar: STOP!

Passers by stopped and moved in slowly to pillar.

Pillar: We can build a community where world peace is a daily reality (words inscribed on actual pillar).

Group turned to audience and repeats:

We can build a community where world peace is a daily reality.

Discussion: disconnected from each other, crossing through with no connection, compared to first group, a presentation about a ‘constant’ in the community. What is community? As students, how can we interact?

TRACES

Took actual traces of things in the site. Discussed stories behind objects in the site and the people behind them. Where did they come from? Where are they going?

SOUND

Discussed how the sound is embodied, how it has transformed. Paid attention to sounds we heard, sounds vs. noise (sounds that “shouldn’t” be heard). Observed that Dania doesn’t have it’s own sound. If you go there you don’t pick up on the history. It’s silent or neutral..

Proposal: A sound experiment. Play lots fo sounds with nothing given priority. Past and Present sounds. No activity dominating. Would free the space.

SENSATIONS:

Felt stymied by the illusiveness of work. Came up with the central metaphor of “invisible specimen”.

Proposal: A long line of vials/testubes/Petri dishes labeled: sound of a car driving by, the smell of an accordion, the feeling of being brushed up against at a dance...labeled emptiness..it’s gone but it happened there.

Thoughts of all the bodies stuffed in that space. It extends into the ground. The soil is full of history.

It would be interesting to spend time in space, broadcasting different sounds in site (Scandinavian, psychedelia, East African...) and observing response from passers by.

CLUES

Had a friendly debate about clues. We look for something that represents what USED to be there OR we look for clues that speak to what’s there today. “Reminiscing or fetishizing the past creates an essentialism of an area....essentially what it once was”. The space is broken.

Analyzed bus transfers and phone cards: inner-connectivity ...this place is connected to other parts of the city and other parts of the world. Found an employment application.

The space is defined negatively by its borders. Look at or stand in and look out. Either way Dania Hall is what is not. What is a concrete clue? How the community perceives the space is fluid. The X represents how people use the space.

CONVERSATIONS

What voices are present/absent in the space? What actual conversations are happening AND what are objects saying? Looking at what the buildings are saying. Buildings may not have vocal cords but there is a visual conversation happening. Feel awkward as academics speaking for the community. Did a discursive analysis of the space.

MUMBO JUMBO – is a critique of conversation. What does that mean. Voyeurism vs. Dialogue. Some guy engaged himself..sees the pens and paper asks “where’s the action” leaves saying “what a bunch of mumbo jumbo”! Poignant to the conversation they were just having. If something living is mumbo jumbo how are we supposed to make sense of that? It was a strange moment. What are you going to do? That guy was from New Orleans. The monument doesn’t speak to the space.

LIFE: as it was, is, will be

Life cycles: Drawing of linear (beginning, middle, death) and cyclical.

Cycles: time of day, seasonal, decades. The X made in the snow, gone in the spring.

ROUTES:

At first we thought it was “roots”. Similar. People branch out and explore something. Activities, lives, cultures, central location, broken path.

Activity: Made a route from U of M to Cedar/Riverside LRT. Made notes of what they saw along the way. MORE BUS TRANSFERS. Connections – History – Transportation. See the U creeping toward the Dania site. No directions to site. In the conceptual stages talking about group activities, place as students. Have we taken those steps? Students take this route. Do we stop and listen and hear people’s stories?

TEMPORALITY:

A lot of ideas. A broad category. (page 1) Impressions of temporality. Everything had to do with movement. Temporality is one of flow. Past and future. Snow paths, footprints, garbage. Wanted to capture the flow. Accumulated objects...took traces footprints ...took photos of ourselves in space ...objects we found. We walked across paper. Ideally we could leave our footprints in the site. Recycling objects. Continuing the existence. What does it mean..the burning. Fire –suppression. Embrace ourselves as temporary part of community that has an inherent temporariness. Immigrants coming and going. Students coming and going. WE wanted to embrace this temporality so we made a time based ART piece as a memorial to how the space is used now.

-marking movement – photographing our footprints

-trash pile sculpture– reusing ...wind blew the trash pile away

-plants can change a geographical location by how they grow and manipulate ground. Everything there now is dead. Plants there have potential to overgrow. Ugly chain link fence.

GATHERING

Audiences are gathered at Rarig and Bedlam. In mini groups – teaching four songs – Korean Song, Somali folk Song, Nikolina, Minnesota Fight Song

Welcome Friends to
Not for Fun Only
For One Night Only
Don't be lonely
This simple ceremony
Will bring us together
To enjoy the weather
We won't have to go far
To find a little of who we are
Not just for today
But in spirit always

Strike up the drums. Kazoos. Here we go! Follow along

PROCESSION

BRIAN COYLE COMMUNITY CENTER:

Brian Coyle Community Center is part of Pillsbury United Communities which has been in the neighborhood since the early 1900's.

This center opened in 1993 with the mission to create choice, change and connection for the residents of Cedar Riverside. Brian Coyle operates from the belief that relationships with neighborhood residents, partners, and funders is key to building a successful community center. Currently the Coyle center has many partners with 5 key ones in the building: Emerge, Confederation of Somali Community of MN, Oromo Center, and West Bank Community Coalition.

In addition to starting new programs for youths ages 6 to 18, Brian Coyle would like to work this year on organizing a group of stakeholders to come together and identify what can be done to support neighborhood youth age 18 to 25.

Brian Coyle Community Center: THE SPIRIT LIVES HERE!

THE SOMALI CULTURAL CENTER AND DARUL QUBA MOSQUE is one of three mosques in the Cedar/Riverside neighborhood. They are looking for a new home as the driveway here is owned by Riverside Plaza which needs to put in a new entrance as the entrance we passed on the way over here will be closed for a new apartment building. The mosque fills an important niche in the neighborhood, serving the largest concentration of Somalis outside of Mogadishu. Recently a group of residents helped stave off a two week eviction notice by negotiating a meeting with members of the mosque and the Riverside Plaza management.

THAT'S THE SPIRIT!

RIVERSIDE PLAZA - Riverside Plaza – short description

Built in the 1970s as “a city within the city,” Riverside Plaza has always been controversial. But today it may have reached its highest purpose as a first home to a predominantly immigrant and refugee population. This is where the American dream begins for many families.

The complex is home to about 3,500 people housed in 1308 apartments. Half of the apartments are subsidized housing and half are market rate. The average length of residence is 3 years. Riverside Plaza is a very popular place to live – there's a waiting list for apartments and two-thirds of Riverside Plaza employees live here. They say that people know about Riverside Plaza on the streets of Mogadishu.

About 50 percent of leaseholders and 70 percent of the population is Somali. Ethiopians are the second largest group followed by the Vietnamese, but people from all over the world live here in peace.

CEDAR CULTURAL CENTER/PALMER'S

The Cedar's mission is to promote inter-cultural appreciation and understanding through the presentation of global music and dance. The Cedar is a largely volunteer-driven organization and welcomes your support! Palmer's Bar celebrated its 100 year anniversary last summer. On any given night at Palmer's you will find diverse cross sections of Cedar/Riverside residents carousing and celebration and sitting round the fire discussing and debating. If you listen closely, you'll often hear residents reminiscing about neighborhood history and catch fragments of stories of life in Cedar/Riverside today. **THE SPIRIT LIVES HERE.**

Here we are in the plaza of THE CARLSON SCHOOL OF MANAGEMENT.

Situated in the heart of one of America's most dynamic metropolitan areas, the state-of-the-art Carlson School building is a gateway between the academic and business worlds. But is it a gateway to the Cedar/Riverside business community? Wait, where is Cedar/Riverside?

Um, on your right is The Hubert H. Humphrey Institute of Public Affairs whose mission is to inspire, educate, and support innovative leaders to advance the common good in a diverse world.

CHANCE is a student-led initiative to strengthen the relationship between the Humphrey Institute and the Cedar-Riverside neighborhood. This relationship is reliant on partnerships within the communities and organizations of the Cedar-Riverside neighborhood and the University of Minnesota. THAT'S THE SPIRIT!

CARLSON SCHOOL EXPANSION

The University of Minnesota began expansion across the river to the West Bank in 1961. then they have built over 23 structures including this one which is an expansion of the Carlson School of Management.

Residents of the Cedar/Riverside neighborhood have complained that the original building was designed in a way that shuts out the neighborhood.

A recent impact study put out by the U of M noted "it's important that future University building designs do not "turn their backs" onto the neighborhood but complement street activity.

NORTH COUNTRY COOP

After existing informally as The People's Pantry on a porch and in a clinic waiting room, NCC opened its doors in April of 1971 to amazing popularity. This example of what co-ops could be led to the founding of many other cooperative businesses all over the Twin Cities.

North Country Co-op wasn't started to make money. It was started by people who wanted to change the world for themselves right here on the West Bank. They set out to start a co-op that would treat its workers, its shoppers, its community and the Earth in an ethical way they could all be proud of. This tradition continues to this day.

North Country is proud to be the community store of the West Bank, both in the food we offer and who is involved in the co-op. We offer a wide variety of natural and organic foods as well as many East African favorites. North Country is one of the few grocery co-ops to retain a volunteer program. This means that members can opt to become a volunteer worker and receive a deeper discount on most items in the store. It's a great way to save money on great food and meet new people at the same time. North Country is an important crossroads for the neighborhoods counter-culture, immigrant and student communities. THE SPIRIT LIVES HERE

VIKING BAR

After nearly a century of business, the Viking Bar closed on July 31, 2006. For decades you could come hear local musicians like Willy Murphy and Spider John Koerner, Bill Hinckley and Judy Larson, The Liquor Pigs, Dreamland Faces. Anyone have memories of the Viking Bar they'd like to share? THE SPIRIT LIVED HERE.

ARRIVAL

We arrive at either side of the Dania lot. Flags lead two parades into two circles one inside the other. The inside circle turns out. They rotate and greet one another. Flags lead audience to gather to face wall for ...

CANTASTORIA

1st Cantastoria Piece

There was a hall
Twas built for all
Built by the Danes
They danced and sang

Banquets in the Basement
Weddings upstairs
Vaudeville in the theatre
Turkey raffle fairs

And
Shakespeare in Yiddish
And
Ballads in Swedish
And
Olle told some jokes to some Scandinavian Folks
While some farmer played the fiddle
And Sven told the riddles
While the goats went BAH!
This was Dania, Dania Hall

2nd Cantastoria Piece

(Chorus begins the bod-dum-be-dum and baah-dahs but very quietly)

Introduction:

Good evening ladies and gentlemen
We are going to need a little audience participation
So if ya could start....snappin
Like this...that's right...ooo don't stop
Now let's give it for the very popular
Miss Dania Hall

Miss Dania Hall:

Let me take to the 30's to 60's
What happened then well it's kind of a mystery

In this hall
There was many a brawl
Illegal prize fights that is
And Burlesque Shows
Well that's what they say
But nobody really knows
(Chorus stop singing)
What happened then was truly a mystery

3rd Cantastoria piece

Refrain:

Hello Mr. Richter
Help to cure me quicker
Tell me what I need
Come on and help me please

Out on the corner
Crazy cats and stoners
Richter paid no mind
Less ya, dealt 'em inside

(Sung higher)
Old Man Richter
Got along with the counter culture
Gave them their venue
For their parties and light shows

(Go to Refrain)

4th Cantastoria Piece

The doors closed down to the pharmacy
Was put the register of history
In 1975, Dania stood still

Eleven years later the MCDA
Acquired the building and said today
This was a dream, a dream to fulfill

In 1991 there was a fire
The roof collapsed and then retired
But the MCDA repaired it anyway

It was 1998
Whey they decided to renovate
And one year later it began

But
The walls burned down
Dreams died in town
No longer stood
This structure of hope
(Repeat again)
This was Dania Hall

Joan: That the old is new and the new is old
The centuries but repeat the nation's rise
But to sink and fall in a ruin so complete
Yet in runic rhyme
Of the olden time
Their bards sang songs as meet of their golden days as ours in praise of the days we hope to greet.

The song we sing on this beautiful day
For all who are gathered here
Is the song of the old the song of the new
More dear because we many mix

With our written history
The unwritten mystery of the future we dream to be.

Phil collects smoke in testtubes.
Flags lead audience into a big circle for

SENSES POEM

See this space
Hear cars pass by
Touch the brick
Touch the dust and gravel
Taste the city air and bus fumes
Smell the drywall
the air, the spring
See the faces, the links of the fence, the footprints on the ground
Hear children laughing, basketball
Touch hands, skin
Touch money
Taste tea, coffee, pies and cakes
Smell the alcohol, cigarettes, the garbage here
See breath, bridges and grass
See numbers, lights and letters
Feel the ground
Feel the weight of gravity
Smell human presence here
Taste the flavor of the air, the smoke, the night
Hear praying
Hear fighting
Feel the abandonment, the depression, the stress
Feel heartbroken
Smell the sweat and odor of people
Taste fast food, Taco Bell, McDonald's
Taste reality
See stranger's faces, see youth
See girlfriends and boyfriends
Hear Somalia
Hear music and stories
Feel families, feel hopeful, feel happy
Smell the familiarity of a friend
Taste a flavor of something newly tasted
See people
Feel change
Smell spring
Taste hope and power in ability
Feel your presence in this space
Find peace in this space

RICHTER ENTERS

Phil: (inspecting test tubes at fire pit) I have a solution for everything. I keep tons of stuff in my basement..(sees something) This looks like something interesting to collect. You must adjust to the times, otherwise you don't exist. I guess that's why I collect these things, so I can remember what happened. Ask anybody. When people come to me with a problem I almost always have a solution. Most of the time, the solution is just sits around in my basement. Stuff like this. Let's see if this works. (open tube)

Joan: (enters) I can't breathe. This ground, it has no mercy. It's like the earth, it sank under my feet. What was there, I can't see it any more. Oh no, that's ours. We made that. We could have saved it, what was left that day. It's that beast! There's this beast. It came in, and it blocked my sun, and I can't breathe! Now, it's just this big wound! This big pulsating wound. It's pulsating! This ground has no mercy, all these outside forces. I just don't know who to ask why. But it's pulsating!!

Phil: I can write a prescription for that.

Flags lead audience to face the video fence for

CULTURE

River Banner

Olle and Olga(?) scene and song "Greet Those At Home"

Audience turn around and face towers for

NEIGHBORLINESS

Lex/Lizz

Audience turns to fence.

ACTIVISM

60's Scene

Cross through crowd – were you there? Were You?

COMMUNITY

Joan: Proactive! Not reactive!

Phil: I'm the doctor.

Joan: There's a beast!

Phil: Are you on drugs maam?

Joan: Well no! Not everyone was on drugs! It's pulsating!

Phil: You can use my bathroom if you are.

Joan: It's not me, it's the beast! He did it. Talk to him.

Phil: Where is he?

Joan: I don't know who to ask any more.

Phil: I might have a prescription, but I'm going to need some more information but I am going to have to do some more research. Let's see.... Let's try this.

Joan: You're going to have to hurry! I can't just wait for natural corrosion!

Olle: (enters) I was talking to that brother of mine, the problem was his eyes.. they weren't working very well. We went to the doctor and he said we should... fix it. So uh, then I pulled my brother's eyes out and set them on a plate. Why, I do not know, but the doctor is very smart. His eyes, in pain, very much... and then... you know.

Joan: I don't know who to ask about that! I don't know who to ask why.

Olle: (takes the stage, does vaudeville)
(Gardener enters)

Gardener: When I moved my mother in law did not like me. I was not good enough for her son. But I loved him. I stopped speaking in my language because she did not like it.

Joan: You will need sun, but there isn't any.

Olle: The cat! He ate the eyeballs! But I wasn't going to say anything! But unfortunately, he noticed.

Gardener: My oldest daughter came to the community center, here at the University.

Hippie: (enters) We were notorious, you know. In this community, we really made history.

Gardener: You want history, the peace garden is history.

Joan: I hope the beast likes lilies!

Hippie: It was something different from what it is now. We used to come here for concerts and we were so loud that we thought the building was going to fall down.

Gardener: You want history, the peace garden is history.

Yenica: (enters speaking Dutch and dance with Olle)

Gardener: My daughter who went to the university, now she lives in San Jose. My daughter, Ne..

Yenica: Ne

Gardner: Yah, ne..

Yenica: Yah

Olle: But then, the doctor he took the cat, but the thing is he took the eyes out of the cat and he put them in my brother!!

Somali: When my father left to fight in the war in Ethiopia he left us to take care of our mother. My grandmother decided to go out and fight in the war. She became well known for women's liberation and peace.

Hippie: We were peace! We were peace!

Joan: We made this. We could have saved it.

(Student enters)

Lizz: My daughter went to the University.

Student: I'm lost I don't know where I am. I never go past the East Bank . I think I got off the wrong station. I'm going back to campus.

Joan: Watch out for the beast

Hippie: We had a sense of community here. We felt at home here.

Yenica: Ich habe gevonte hier for 8 jahre

Gardener: After a while you go from being strangers to just neighbors.

Somali: My father taught me to stay away from sin.

Hippie: You just had to be there

Joan: But the beast ate it up.

Olle: And then there was a cow

City: I would like to say that I am happy to be here. I believe this neighborhood is complex and richly textured but there's some real disconnect here. There's potential for economic growth here but residents haven't tapped into that. In fact, it's become an island. There are a lot of ways this neighborhood could be enhanced, and a lot of them are no-brainers. You need a change to bring prosperity and pull you out of the downward spiral of crime and physical safety. You are in a great position to decide what this neighborhood wants to be. We need your input. Really, everyone. We need YOUR input. All voices will be heard. No voices will be left out. All voices will be represented in this process. Please say as much or as little as you want.

VOA INPUT AND GENERAL INPUT

Input? Input? We will take all of your input into consideration for our small area plan. Feel free to give us a call.

Joan: There hasn't been a process that has successfully engaged everybody

Phil: Your sense of community should be restored.

Joan: I just hate it when they say we're disconnected. I just don't see it that way.

Laine: We had a community back then.

Joan: To me it's disturbing because I was there and it wasn't always like that!

Phil: Post adolescent nostalgia

Lizz: Depends on how a community defines itself. You need to work to make this feel like it's their community.

Lex: What about that Light Rail meeting? Did you see how many groups were represented?

Phil: The issue of the location of the West Bank stop on the Central Coordidor has taken precedence over the question of what to do with the Dania lot. It's been a real distraction.

Lex: That was the first time the NRP and CDC and WBCC have been united on one issue.

Andrea: There's a history of infighting and factions which makes moving forward very difficult. You need to call it out and be honest so people can face it and move on. But we're not going to talk about that here.

Caroline: Institutions don't want to get caught in the crossfire.

Laine: Once students connect, they move on.

Andrea: This is a place that many people know. You have a very unusual place here. You have many layers to your economy.

Phil: Start asking yourselves, why does that happen?

Joan: I don't know who to ask why.

Andrea: The U of M is a complex of institutions within institutions.

Lex: The People's Center has been taken over by the University.

Joan: The University gets what the University wants.

Caroline: Hey! Whatever. You're all U students. What do you know? You're just

US: (OPTIMISTIC) INDIVIDUALLY THEM: (INDEPENDENT) INDIVIDUALLY
3X

US: (SCAVENGERS) ALL THEM: (REBELLIOUS) ALL
2X

ANIMATE W/ KRISTIE'S MONOLOGUE

THEM: (PRIVELEDGED) ALL US: (SKEPTICAL) ALL
2X

THEM: (EGOTISTICAL) ALL US: (AGGRESSIVE) ALL
2X

ANIMATE W/ LEX'S MONOLOGUE

US: (RESPECTFUL) INDIVIDUALLY THEM: (DISRESPECTFUL) INDIVIDUAL
2X

US: (PEACEFUL) ALL THEM: (CHAOTIC) ALL
2X

ANIMATE W/ TOM'S MONOLOGUE

THEM: (NAÏVE) INDIVIDUALLY US: (CHALLENGING) INDIVIDUALLY
2X

THEM: (CONFUSED) INDIVIDUAL US: (CHALLENGING) INDIVIDUALLY
2X

ANIMATE W/ NATALIE'S MONOLOGUE

US: (POLITICAL) ALL THEM: (POWERLESS) ALL
2X

US: (POLITICAL) – CHANT THEM: (POWERLESS) @ 4

US: (POLITICAL) – CHANT THEM: (POWERLESS) @ 7

US: (POLITICAL) – CHANT THEM: (POLITICAL) ALL – CHANT

ANIMATE W/ ANDREA'S MONOLOGUE

EVERYONE: POLITICAL

U can't shut us down!!

VOA joins the chant. They all turn and face the U. Felicia and Sahra turn and do their pieces.
Somali Folk Song.

Students make a circle in the middle.

Audience makes a circle around.

fire movement – rise up singing – hand out the sidewalk, place the words.

Juliana and Jonah Pass out candles,

Cast lights candles.

Drum Beat.

Run around 3 X saying the words: TOGETHER, DIFFERENT, UNITED

End in a moment of contemplation for what has come before and what is to come ahead.