

## Progress Report

The City Council approved the following staff directions on December 7, 2018:

### [Hiawatha Maintenance Facility Campus Expansion](#)

#### **General project updates as of summer/fall 2020:**

1. Property Services secured a contract with Kraus Anderson Construction to provide Construction Management services and has initiated project cost estimating and construction phasing development.
2. A project labor agreement (PLA) for this project is being drafted by labor relations and City attorney staff and will be considered by Council. A PLA is a document used by the City for larger building projects that ensures cooperation and communication between the building trades and the City throughout the duration of construction.
3. RSP Architects have completed Master Planning and Programming phases and have begun the Schematic Design phase. The project will be LEED® gold certified, and design will address the Living Building Challenge and social cost of carbon.
4. An RFP for design assistance and multi-year property management and programming of the community, retail and business-generator spaces at the new Recruitment and Training Center is in development.
5. An RFP for consulting engineering to provide a Traffic Demand Management Plan is in development. The TDMP is a standard requirement for Preliminary Development Review and Planning Commission approval. The TDMP will determine the traffic effects of the development and will also determine mitigation measures the City will undertake.
6. Six electric vehicle charging stations have been installed at the site, and planning will include the installation of and capacity for many more such stations. Public Works will be increasing the number of electric vehicles used on this site.
7. Property Services and its consultant are working with the designated Responsible Government Unit, CPED, on a voluntary EAW and they will submit it to the Environmental Quality Board (EQB). The study and results will be posted by the EQB for a public comment period in November or December. EAWs are not required to consider cumulative effects of other businesses that are overseen separately by the MPCA.

#### **Staff Direction 1**

Establishing a Hiawatha Advisory Committee to meet at least every other month starting February 2019 comprised of residents from Little Earth and the area's neighborhoods, the community economic development sector, local building trades and City unions, the departments of Finance and Property Services, Public Works, CPED, and the City Coordinator's Division of Sustainability to serve as an advisory group on the planning and implementation of the Hiawatha Maintenance Facility Campus Expansion with

an emphasis on the job recruitment and training center. This Advisory Committee shall provide feedback on space requirements, operating scenarios, and potential costs and partnerships to create a structure for the jobs recruitment and training center that provides formal workforce training as well as additional government functions and community empowerment activities that activate ground floor uses during the weekend and evening hours. These services may include, but shall not be limited to:

- Establishing an office for the Elections and Voter Services division and a Municipal ID issuance office
- Provide workforce development trainings, resume builder classes, and certification programs
- Provide ELL, citizenship, and know your rights classes
- Provide retail and business incubator opportunities as well as support for entrepreneurship activities that meet the needs of the campus and generally align with the Southside Green Zone vision
- Provide meeting space for gatherings and events such as community-wide workshops, conferences, or summit

#### **Update as of January 2020:**

- HAC process completed (meeting notes and recommendations are posted [here](#)), design progress is continuing. The new space will have two classrooms, some general community gathering space and business incubator space, and will be able to accommodate early voting activities. The City (F&PS with NCR) is developing an RFP to find a partner to help plan and manage the business generator and community spaces and their uses, and is working with local labor unions on a partnering agreement for management of training activities. The City is developing an RFP to find a partner to help plan and manage the business generator and community spaces and their uses, and is working with local labor unions on a partnering agreement for management of training activities. The RFP will be issued as master leasing services for the non-municipal use of the space with a community group that can coordinate the programming of the space. Staff will issue this RFP early enough in the design process to enable the lessor to provide input in the facility's form and function.

#### **Staff Direction 2**

Directing Finance and Property Services, Public Works, CPED, and the City Coordinator's Office to develop a process and plan for community participation in the new facility's public art, landscaping, sound buffers, and fencing treatments along with the mitigation strategies to reduce the impact of operational activities on the surrounding residential area and the Midtown Greenway.

### **Update as of January 2020:**

- The Public Art Advisory Panel to the Minneapolis Arts Commission has allocated \$212,000 to the Hiawatha Campus Expansion for public art. A community-based steering committee will be formed to define community engagement for this project, establish goals, define art opportunities, draft the Call for Artists, and advise the selected artist on the design. An RFP for a Project Manager is in development.
- Community input will be gathered, as with any new building project, in early 2020, when site design is further along, for input on landscaping, sound buffers and fencing treatments, along with mitigation strategies to reduce the impact of operational activities. The buffer will also be used for storm water management to reduce localized flooding.

### **Staff Direction 3**

Directing Public Works and Human Resources to create a jobs recruitment and hiring plan to prioritize the recruitment, training, and employment of Minneapolis residents from within the three-mile radius of the facility. The plan should include resources to enact an outreach plan that partners with local non-profits and utilizes culturally relevant and creative strategies.

### **Update as of January 2020:**

- Public Works and Human Resources are developing a plan for community engagement to support expanded recruitment efforts. Strategies will be listed on this site in 2020.

### **Staff Direction 4**

Directing Finance and Property Services to commence the process of establishing a community solar garden including identifying at least 100,000 square feet of available rooftop or canopy space to accommodate solar using a program design to serve low-income households in the surrounding area.

### **Update as of January 2020:**

- The City remains committed to maximizing solar on the rooftops of the Hiawatha expansion facilities and architectural plans for structure of the buildings are underway with this commitment. There are funds available in the future from the sustainability office for City owned solar facilities that will help to make the cost of solar as affordable as possible.

### **Staff Direction 5**

Directing Public Works to apply the City's Complete Streets and Vision Zero policies to perform continued analysis of improvements to 26th Street and 28th Street to improve multimodal mobility and community safety.

### **Update as of January 2020:**

- Public Works has completed a preliminary review of conditions and opportunities to enhance safety and livability. Emphasis remains on pedestrian and bicyclists safety, and calming traffic in the neighborhood.

### **Staff Direction 6**

Approving master plan concept A with the modification that the job recruitment and training facility and associated economic development and community program space will be increased in size and its location will be evaluated in the first quarter of 2019 to maximize community access and activation as well as to leverage additional municipal functions and partnerships with labor groups.

### **Update as of January 2020:**

- Job recruitment and training facility and associated economic development and community program space has been increased in size and located on the site. Staff from Public Works and Human Resources have been working together to review current recruitment outreach efforts and expand upon the opportunities within the Phillips neighborhood. Public Works and union partners have been meeting to discuss specific programming needs for the recruitment and training facility and will be working collaboratively to advance opportunities for job recruitment and development.

### **Staff Direction 7**

Directing CPED to work with the City Coordinator's Division of Sustainability, the new Southside Green Zone Council, and members of the East Phillips Neighborhood Institute to craft a business plan to launch an urban agriculture pilot project that strengthens the local food system, creates green jobs, and addresses racial inequities. The business plan should include identifying the type of technical assistance needed, feasible locations, start-up funds required, an implementation timeline, necessary partnerships, among other key facets. Staff and community groups shall report back to the Public Health, Environment, Civil Rights, and Engagement Committee no later than Q3 2019 with a status update on the progress of the work.

### **Update as of January 2020:**

- CPED staff, in consultation with staff from the City Coordinator's Division of Sustainability, met with representatives from the East Phillips Neighborhood Institute (EPNI) to discuss the staff direction. The group discussed and CPED staff followed up on various site alternatives. The EPNI group was not interested in exploring the potential of alternative

sites. CPED staff reported back to relevant City Council Members on the work.

### **Staff Direction 8**

Authorizes a request for proposals (RFP) for construction services to remediate and demolish the, or portions of the, building formerly owned by Roof Depot. Remediation and demolition of, or portions of, the building formerly owned by Roof Depot shall not occur until after City staff discuss the location options with the City Council and present feedback from the Hiawatha Advisory Committee.

### **Update as of January 2020:**

- The City's consultant Braun Intertec has assisted with communication with the Minnesota Department of Agriculture and the MPCA to coordinate on their requirements for storm water management, environmental abatement and monitoring of clean-up and demolition actions at the former Roof Depot Warehouse site. An RFP for environmental abatement has drawn several competitive proposals from qualified firms. The design consulting team is completing Roof Depot demolition documents. Updated Historic Review letters have been received, indicating no historic designation qualifications for the former Roof Depot/Sears warehouse.