

# Hiawatha Campus Expansion Site Development Guidelines Advisory Committee (GAC)

July 14, 2017

## Community Feedback and City Response

### REQUEST:

- Please share results of all reports, studies, analysis completed to date- including environmental, energy, traffic, engineering/building, etc.)  
**We will do this as the information becomes available and is appropriate to the GAC's tasks and scope. We will notify the committee when posts are made.**

### JOBS/JOB TRAINING

- Commit to permanent jobs for neighborhood residents (establish hiring goals and evaluation metrics)  
**The City cannot meet this request through the lawful public hiring process.**
- Creation of an on-site job training center to create pipeline for both Public Works and other Green Jobs opportunities; are there portions that the City won't be using during the evening that the community can use?  
**Property Services and the Public Works Department are exploring incorporation of a staff training facility that may be able to be used in off hours for these purposes, and will commit to working to provide notifications and access to training opportunities. Minneapolis Employment and Training, which is part of CPED, can also coordinate with Public Works and the community on job-fairs, training opportunities, Step-Up youth internships and other job training and placement programs for youth and adults.**
- RFP for construction of the building (native-owned firm? "minority" -owned?)  
**There are currently City requirements for SUBP Small and Under-utilized Business (minority and women-owned) Participation on all publicly-bid City design and construction project contracts over \$100,000. Goals are set by the Civil Rights Commission. Our current design team exceeded the goals set and is comprised of 27.5% woman-owned (engineering) plus 13.5% minority-owned (engineering and cost estimating) firms. We cannot legally require or restrict to only Native American-owned firms, but Native American-owned firms can qualify as minority-owned, and also participate in the new Target Market direct hiring process for small businesses for projects under \$100,000. CPED has a network of technical assistance providers that provide some free advisory services for both business start-ups, new and growing small businesses on everything from business planning, access to capital, marketing plans, licensing and permits, setting up administrative systems, negotiating leasing decisions etc. Part of the effort includes assisting businesses to register as SUBPs, and we do targeted outreach for minority and immigrant business development.**

- Require contractors/ subcontractors to use zip code hiring and collaborate with American Indian OIC to staff construction of the project  
**If we can legally require or incentivize this – under City/State/Federal law, we will.**
- Provide information to the community about residency of current PW staff in units that will be housed in facility (Numbers of Neighborhood residents? Minneapolis residents?)  
**Public Works is looking into this.**
- Coordinate with Youth Build and Build Leaders programs at Little Earth/ AIOIC  
**We can coordinate and inform the neighborhood of City job opportunities. Minneapolis Employment and Training is available to assist with partner convening and coordination, exchanging information on hiring opportunities, and connecting program participants to opportunities created by this project expansion. What formats work best for sharing this information?**

## PHYSICAL/SITE CONSIDERATIONS

- Existing Roof Depot building tear-down - can the buildings be kept instead of torn down?  
**Public Works cannot use the existing building effectively (the columns are too closely spaced, the floors are not sloped to drain) and believes that the best outcome is to tear it down and clean up the environmental contamination at the site (for City and community benefit), allowing new buildings to be designed and laid out for efficient use, site circulation and safety.**
- Leasing vs. buying scenarios  
**We will explore these options further if the Council decides to set aside an area for either private or community development uses.**
- Percent of site available for lease/development  
**Yet to be determined.**
- Placement of leasable/developable space  
**Property Services and CPED are working with the GAC to identify their preferred location and use(s).**
- Parking needs/structured parking lot  
**Yet to be finalized.**
- Truck entrance off of Highway 55  
**This is not an option; Property Services and MnDoT do not support it.**
- Improving Bike/Ped infrastructure at interface with Greenway  
**We will look at this.**

- Travel Demand Management Plan  
**This will be part of our traffic study and will be shared when available (it will not be completed until the municipal needs are confirmed). Lisa Cerney will connect with Council Aide Aisha Gomez on neighborhood traffic issues and how best to have a broader conversation about this.**
- Trucks crossing the Greenway on 28<sup>th</sup>  
**The 28<sup>th</sup> street entry and exit is a requirement for Public Works; there will be trucks crossing the greenway to get to and from the Hiawatha campus.**
- Saving curved wall  
**This is a possibility we are exploring.**
- Children's indoor playground (management scenarios)  
**Uses of alternative development space will informed by GAC and neighborhood development goals if the City Council sets aside space as not needed for municipal uses.**

## COORDINATION/PROCESS

- East African community voice  
**We have attempted to involve these voices and have asked the GAC members for recommendations, which we are following up on.**
- Outreach/Engagement Framework (expectations of GAC members in developing scenarios)  
**The GAC is charged with two main tasks: (1) Working with Property Services to develop municipal use plans that buffer the neighborhood, and (2) determining preferred development scenario(s) for any property that the City Council may determine is not needed and may be made available for alternative development.**
- Solar dollars (Timothy talked about his work in the solar industry - Shilo is one of their projects - and indicated that this site is ideal for community solar; can serve approx. 150-200 households from an array this size)  
**The existing building roof is not designed to support solar collectors. All new buildings of appropriate size and structure will be designed as solar-ready. The City will actively seek solar sponsors for use of these rooftops, hopefully in a way that can directly benefit the neighborhood.**
- Coordination with \$319K state appropriation  
**The East Phillips Improvement Coalition and its partners will need to enter a funding agreement with the State, and develop a business plan and spending proposals for its use. Property Services will coordinate and collaborate as appropriate and consistent with City needs**
- Coordination with Green Zones work  
**The Green Zone Coalition will need to work with the City to determine how to prioritize and program the East Phillips Green Zone grant funding. Property Services will coordinate and collaborate as appropriate and consistent with municipal needs**

- Coordination with Comprehensive Plan  
**The City's actions and intended uses on the site are consistent with the current Comprehensive Plan. This is not in the Guidelines Advisory Committee's scope. Neighbors who would like to be involved in the update of the Plan, including a broader range of neighborhood land use issues, can do that separately. That process, which will continue for several years, is unlikely to impact the zoning or development of this property.**
- NCR pledged funds to support organizer - what is the status?  
**NCR agreed to find out if the GAC could receive stipends for their participation. The City Clerk and CFO both stated there was no precedence to support this. The neighborhood organization (EPIC) may have resources to fund a community engagement organizer.**

## **ENVIRONMENTAL**

- Status of Phase 1 and Phase 2 assessments.  
**These are complete and will be shared. Links will be posted on the web site.**
- Process for clean-up- how do we ensure safety given known contamination?  
**Property Services and its demolition and abatement contractors will work under best practices and legal requirements. Neighbors will be completely informed of the schedule and process.**
- Role of Cumulative Health Impact Analysis law?  
**As stated in the meeting, it is Property Services' position that this law's requirements will not apply to this project, because it only applies when a pollution permit is required, and the City is not planning to do anything at this site that will require such a permit. Furthermore, the MPCA will not agree to support such a study voluntarily due to staff and funding constraints. The legislation and MPCA pollution permit process covers only stationary pollution sources, not vehicular (the City vehicles will be leaving the site every day to repair and maintain critical City infrastructure).**
- Cleaning to Agricultural/Residential standards? Or Industrial standards?  
**Property Services intends to clean the site as required to allow industrial use. Landscaped areas that are accessible to the public will be remediated to a safe level for that access. It will not be a residential site unless a portion is set aside and residential is determined to be a viable use, in which case that area might require additional remediation.**

## **ADDITIONAL QUESTIONS/Yellow Card Feedback from meeting guests:**

- What restrictions will be placed on the number of stories the building can have given the arsenic plume under it? If it is too restrictive is it wise to tear the building down?  
**We are reviewing this but do not believe it will limit construction.**

- We need a legal opinion on the applicability of the Cumulative Pollution Legislation  
**We have consulted our City Attorney Office on this and they concur that this law's requirements will not apply to this project.**
- Slow down the site development.  
**The schedule has been modified to incorporate the GAC process and extended based on feedback. The Public Works Department's needs require a development that begins construction in the spring of 2018, so we need to work to stay on schedule for that.**
- Can we get a map of where Bituminous can move?  
**This is not in the Guidelines Advisory Committee's scope. CPED provides businesses with assistance for site searches within the City. However, there are very few properties located in the City that are zoned for heavy industrial use.**
- Greenway is rich in cultural diversity and important to connect to site to LRT and greenway. Can you show the 1.5 acres on a curve? (Some challenges with entrance). Can the City look at moving back the access point?  
**We will explore this option for the next meeting. The 1.5 acres was shown as an example of a parcel size suitable for some private commercial developments; this size is not a given or a minimum. The public and municipal access and safety challenges are significant if a site is located adjacent to the Greenway, and this option may not be viewed as favorably as others by the City Council.**
- If Public Works builds a parking ramp, what will you do with all the wasted space now used by surface parking in the north half of the "campus?" Why not put our indoor urban farm on that wasted space?  
**It is likely that a parking ramp will be needed to accommodate new Public Works vehicles as well as staff personal vehicles, in addition to the existing parking. There will be no wasted space.**
- Isn't this a site guidelines committee? This site is also in the station area for the Lake St. LRT Station. We are finally seeing public and private investment in this area.  
**Property Services and CPED will work with public/private investment and development opportunities, as they may become available and are consistent with City needs.**
- What is the reason for wanting to change zoning from I1 to I2? Why allow more heavy industrialization - it is clear that you do not understand urban farming options. I suggest you allow / hire a consultant from those of us who are already doing urban farming in this area.  
**Community Planning and Development requires the site for municipal uses to be all the same zoning. The Roof Depot building area and the existing Hiawatha Maintenance Facility are both currently I-2. The City's intended use is allowable under I-2; there will be no other non-municipal use of this property for 50-75 years.  
Design of space for urban farming is not in the scope of Property Services. If an area is set aside by Council for alternative uses, the community can work with CPED on those alternative uses as a separate development project.**

- What about the City investing the resources to do the EJ Impact of the mobile sources (ie; trucks). **This is not required; there are no accepted structures or guidelines for how this would be done, and there is no available support from the MPCA. The vast majority of impact from vehicles housed at the site will be elsewhere in the City. A report was done that indicated this location would save the City 57,000 miles per year in transportation to and from municipal work sites, reducing staff time and pollution considerably City-wide.**