

Meeting Summary

Hiawatha Campus Expansion Project Site Guidelines Advisory Committee 6:30 – 8:30pm, Wednesday, June 7, 2017

Welcome and Introductions

Members present: Jose Loius, Carol Pass, Patty Zanski-Fisher, Sindy Wright, Cassandra Holmes, Hannah Lieder, Steve Sandberg. Staff: Lisa Cerney, Mark Garner, Bob Friddle, Kelly Muellman, Steve Maurelli, Christina Kendrick

The GAC was asked what they loved about their community.



Review of Handouts on Committee Role and Process

The GAC is responsible to recommend solutions to community concerns for the development of site design scenarios. GAC members should communicate information and progress to their networks and bring any feedback to the next group discussion. There is also opportunity for members of the GAC to continue to be involved in planning and design after the City Council has voted on which scenario is approved. The City Council is the final decision maker on which design scenario is approved.

Information Updates

As of now the site is shut down and won't be available for use – by city or private – during this process. Currently the building is shut down and the boiler is no longer on (stopping the pollution from it). Green Zone designation for this area is a way to focus resources for this site based on GAC recommendations for green and sustainability efforts. Green Zones focuses on air quality, green (and other) jobs, local food growing, affordable-healthy-efficient housing. This initiative utilizes community input and will create a task force to come up with an action plan. \$150,000 for this initiative (covers more than East Phillips). Not started yet, but several organizations have been working on their own strategic plan for this area and first steps is to connect with this group to coordinate efforts and expand. The organizations were an independent initiative and not a city initiative. DEED funding was awarded to EPIC for initiative such as employment, small businesses, food projects, etc. Main focus is to develop the East Phillips Neighborhood Institute (EPNI). \$319,000 was awarded to be spent in a three year period. Both Green Zone efforts and DEED funding for EPNI can influence the multiple site design scenarios. The building is not a historic site/building nor eligible.

Hiawatha Campus Expansion

Property services was directed by Council to look at all municipal needs when planning for the site use. Property services, along with RSP (the design firm) has met, and is continuing to meet with city departments to assess space needs. Other options have been found for many departments and their space needs.

For reasonable accommodations or alternative formats please contact the Neighborhood and Community Relations Department at 612-673-3737. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

Property services staff stressed that the discovery phase of interviewing departments for their space needs is entirely committed to planning for department space needs, not department wants. Requests have been turned down. The GAC conveyed a lot of concern about the traffic congestion, already this year a child was killed by a car. Traffic is atrocious throughout the residential streets and road construction and detours are making it even worse. 17th, 18th and 27th were specifically named. A GAC member brought up a concern that city staff at the Hiawatha facility currently don't follow procedure/rules. She observed many occasions where they are driving through residential areas and sitting and idling. Public Works Deputy Director Lisa Cerney will connect with the GAC member to discuss this issue and find remedy. Pollution from the current traffic congestion is a big issue and bringing more city vehicles into an already congested and polluted area will only make this worse. There will be a traffic study but the GAC recommends the study go beyond the "usual" and be as inclusive and comprehensive as possible and include pedestrians and bikes. Especially as of now the design is looking at both entrance and exits on 26th and 28th. MNDOT said no to an entrance/exit from Hiawatha (hwy 55). GAC recommend the city go back to the table and push back on that.

GAC Impact opportunities, Options and goals – looking ahead

The space will be LEED certified. It will be set up for solar, solar gardens, there is a grant for a solar study for the site. Geothermal is a likely option. The city is committed to ensuring a sustainable design for the site. The existing space and building is highly contaminated. The best option is to demolish the existing building and do full mitigation. The city is aware the community had a vision for the existing building and that there are concerns about demolition releasing the contamination into the community. The city said that clean-up will be done to the highest MPCA standards using best practices. The city will be very transparent about the clean-up and will meet with community to update. As of now there are plans for an above ground parking facility. City staff noted that the more space carved out for community/private space the greater pressure on parking needs and this could result in a higher level ramp. The GAC recommended that since the city has determined they are razing the building that they need to seriously look into going underground for the ramp regardless if it's getting into more pollution – all pollution mitigation, including going underground should be explored. There are ideas of where to look at putting the building, parking ramp, etc. but there are no actual site plans developed as of this meeting. Everything is on the table for discussion. The scenarios may include options for all city use to community and private space options.

Advisory Committee Preliminary Site Ideas and Perspectives

The GAC is still very concerned about the overall impact – from traffic congestion to pollutants to the future vision of the neighborhood which focuses on eliminating industrialization from the area. It is important to have the GAC and their stakeholder group's thoughts and perspectives in every scenario presented to Council to ensure no matter which scenario Council approves the community will be reflected. Each GAC member was able to share their concerns/perspectives in a "go around":

- City needs to really be intentional and honest about the real impact to the community. How much more can traffic and other detriments can the community take?
- GAC needs to be a voice for the children too. There is so much conversation, especially at the city about healthy living, active living, etc. yet this neighborhood doesn't have a true indoor playground. The city can build a water yard but doesn't invest in the youth. There is limited access to outdoor playgrounds and indoor community center space.
- Resonates with the need to think about the children in the community. Even a small space and retail that caters to youth is greatly needed.

- Traffic is a concern, especially with so many children in the community. Why can't space, especially for children be added if you are rebuilding anyway? There is so much empty wasted space too – can't that be explored? It's understood the site is contaminated and clean-up is the recommendation but is it really better overall than mitigating the hazards in the building?
- Will construction take a long time? What conditions and for how long will the community have to deal with construction? (The answer was construction is slated for next spring and will take 1 ½ years).
- Not happy about the tear down of the building or the above ground parking ramp or all of the access points staff listed to the site. How traffic flows in the community is more important than how traffic flows for the site as is the design. This is a residential area and the city needs to align its future for city space with the future the community envisions. The Green Zones will be an important component to this conversation.
- There are 7,000 children in this community and the pollution is terrible. The children have many health issues including learning disabilities because of it. It's a livability crime. The city Council votes for this area to be a green zone and but will hurt us by voting to have this site for the city – it doesn't make sense. Where are the innovative solutions? Why are we letting MNDOT make decisions for our community? There are other solutions – we need to listen and think about them. There will be a community uprising against this.
- We need to keep innovation at the forefront. Can the solar on property be used to subsidize resident's utility bills, etc.? Thinking about the need for jobs and priority given to residents when positions open? Is there an opportunity for a more comprehensive "traffic" study that includes pedestrians and bikes and inclusive of how well enforcement is going?

Next Steps

Start with some design scenarios and continue to get input on all from the GAC. The design team (RSP, property services, public works) will then work to incorporate this input to produce another set of scenarios for the group to discuss. This process will be approximately four meetings but if needed can be more. Final GAC scenarios will be brought to the general community for input and that feedback will be incorporated into a final presentation to the GAC before the scenarios are presented to Council. Next meeting is at the Hiawatha Maintenance Facility located at 1901 East 26th St. from 6:30-8:30 June 28th (Wednesday).

City staff provided a handout that listed land use policies, adopted small area and thematic plans, and zoning regulations impacting the properties included in the Hiawatha Campus Expansion project. Staff also noted that several of the community concerns about environmental impacts of other existing nearby businesses, availability and location of commercial property uses in the neighborhood, transportation plans, and future land uses and development needs in the surrounding neighborhood will be specifically addressed in the City's Comprehensive Plan update, which is currently underway and just beginning to focus on specific neighborhood small area planning issues and geographically designated land use features.

The Long Range Planner in Minneapolis Department of Community Planning and Economic Development available to work with the neighborhood on these issues is Joe Bernard, available at 612-673-2422, or joe.bernard@minneapolismn.gov The City website with information about the Comprehensive Plan Update, which occurs about once each decade is: <https://minneapolis2040.com/>