



## 3M Redevelopment Community Advisory Committee Meeting Minutes

### 3M Redevelopment Community Advisory Committee Meeting No. 2

A meeting pertaining to the 3M Redevelopment Project was held at the Dayton's Bluff Rec Center on [Thursday January 29, 2009](#).

#### Action Item Summary

| <u>Who</u> | <u>Abbreviated Description</u>                                                                                | <u>Item</u> | <u>Date</u> |
|------------|---------------------------------------------------------------------------------------------------------------|-------------|-------------|
| SPPA       | Provide meeting times on Web site                                                                             | NA          | 01.29.09    |
| SPPA       | Meeting minutes posted on Web site at least one day prior to next meeting on Feb 12, 2009                     | NA          | 01.29.09    |
| SPPA       | Contact information for Advisory Committee will be e-mailed to members but will <b>not</b> be put on Web site | NA          | 01.29.09    |
| SPPA       | Agenda for next meeting to be put on Web site at least one day prior to next meeting on Feb 12, 2009          | NA          | 01.29.09    |
| All        | Offer images/examples of redevelopment that include preservation and new development                          | NA          | 01.29.09    |
| SPPA       | Consider a larger meeting room to accommodate additional visitors/community members in the future             | NA          | 01.29.09    |

#### New Business

| <u>Item</u> | <u>Date</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>Action By</u> |
|-------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2.1         | 01.29.09    | <b>Web Site</b> <ul style="list-style-type: none"> <li>• The SPPA has the Web site up and running</li> <li>• Web site: <a href="http://www.sppa.com/3M">www.sppa.com/3M</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | information      |
| 2.2         | 01.29.09    | <b>Historic Preservation Work Group (HPWG) Update</b> <ul style="list-style-type: none"> <li>• Handed out of unedited notes from 1/21/09</li> <li>• Handed out parcel map with photos used during site tours</li> <li>• HPWG review Principals, Goals and Objectives</li> <li>• Continue to proceed with 106 federal process and coordination with Environmental Pollution Agency (EPA) and State Historic Preservation Office (SHPO)</li> <li>• Still need to connect with the 3M archivist</li> <li>• Evaluating historic fabric of the building</li> <li>• Reviewing the boundaries of the historic district</li> <li>• End product will consist of the Phase II evaluation per 106 federal standards</li> <li>• Review strengths and opportunities of the site</li> </ul> | information      |



**New Business (continued)**

| <b>Item</b> | <b>Date</b> | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Action By</b> |
|-------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2.3         | 01.29.09    | <p><b>Tour Comments</b></p> <p>Site tours of building 24 and 99 were conducted on Thursday, Jan 22 and Jan 24, 2009. The list of attendees was handed out. Below are comments from those who participated</p> <ul style="list-style-type: none"> <li>• Hamms building was more interesting than 3M. Not the same character.</li> <li>• 3M building was better maintained than other buildings</li> <li>• Hard time envisioning re-use of these buildings</li> <li>• SPPA will evaluate existing building for a variety of potential re-uses</li> <li>• Tour emphasized it was going to be hard to re-develop site</li> <li>• Creative thinking and other re-uses around the country should be researched</li> <li>• Positive areas in machine shops with large spaces</li> <li>• Two buildings were completely different</li> <li>• SPPA will evaluate how today's warehouse/industrial standards compare to what exists at the two buildings</li> <li>• The core of re-use is Parcel 3 and 6. Better buildings. No photos were allowed in these buildings</li> <li>• The utilities on the site are an asset</li> <li>• Alex Sirillo, 3M Community Affairs, indicated at another meeting that the office buildings, Parcels 3 and 6, are likely to be sold this summer and negotiations are ongoing</li> <li>• Parts of building 99 is a wonderful place for artists</li> <li>• Overall development should not be one type of use</li> <li>• Micro vs. Macro development. Connect Globe/3M and Hamms</li> <li>• Fear that maximum potential will not be met and not enough jobs will be created – don't carve it up into too small parcels</li> <li>• External architecture of the existing buildings are not something people love</li> <li>• Existing buildings could be handsome. Properly architectulized and personal aesthetics</li> <li>• Building 83, old foundry with wood trusses was excellent</li> <li>• Put matrix of buildings on web site</li> <li>• Put photos of buildings in the matrix to give visual reference</li> <li>• Don't take an "all stay" or "all go" approach</li> <li>• Might need to identify development partners to gain expertise in some types of space to complement SPPA expertise</li> </ul> | information      |



**New Business (continued)**

| <b>Item</b> | <b>Date</b> | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Action By</b> |
|-------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2.4         | 01.29.09    | <p><b>Review and Edit Draft Site Principles</b></p> <ul style="list-style-type: none"> <li>• The seven draft site principles were reviewed</li> <li>• These were edited live as the discussion occurred</li> <li>• Complete Site Principals were agreed to by consensus</li> <li>• However, the HPWG is going to review Principle #1 and make necessary revisions.</li> <li>• It was understood that the site principles may have competing issues.</li> </ul> <p>The following are the seven site principles developed during the meeting:</p> | information      |

**1. Preserve and Enhance Historic Resources**

Utilize existing historically significant buildings as much as feasible as a means of integrating the site into its envionring historic community and reuse historic buildings when feasible.

Preserve and reuse the historically significant, authentic, character-defining features of the place, and interpret its economic, social and cultural stories (as proposed by HP Workgroup).

**2. Realize Potential for Creating Quality Jobs**

Maximize site potential for light industrial and other well-paying jobs, building tax base and economic diversity.

**3. Embrace Green Planning, Building and Operating Strategies**

Prioritize development opportunities with businesses that use environmentally conscious processes, make environmentally sustainable products, and/or build energy efficient green buildings.

**4. Evoke a Sense of Place**

Ensure that development is an asset that enhances the East Side of Saint Paul and is complementary in scale, uses, and aesthetics.

**5. Improve Connectivity**

Create/enhance safe transit connections to, and through the site and ensure safe pedestrian, bike and other connections to and from the property and across the corridor.

**6. Foster Public Safety**

Improve neighborhood environmental, traffic, and safety conditions through building and public realm design and site remediation while maximizing existing public and private assets and services.

**7. Invest in the Public Realm**

Ensure design elements take advantage of the unique opportunity to define/re-define nearby economic corridors and create an identity that can revitalize and energize the area with a mix of uses and people-friendly spaces which increase access to services for daily living by community residents.



The above is Loucks Associates' understanding of this meeting. If there are any comments and/or additions to these meeting notes, please notify Eric Beazley at 763-496-6749 (office), 651-373-7302 (mobile) or [ebeazley@loucksassociates.com](mailto:ebeazley@loucksassociates.com) (email).