

Development Options 5 & 6

Comments

List the top 5 elements (in priority)
that should be carried forward.

1. Parcel 3: Maximize re-use of buildings including Bldg. 42.
2. Green Space: Don't overdue relative to nearby new park.
3. Retail: Development here should be market driven with sensitivity to nearby retail areas.
4. **TIE** –
 - a. Water Tower: Identify a reuse in order to save the structure.
 - b. Building 2: Removal is justified by remaining development/viable reuse on the site. Building 1: should be reused by District Energy if feasible.

Participants:

Carol Carey	Rich Kramer
Chuck Repke	Lorrie Louder (scribe)

1. Concentrate retail commercial on 7th instead of spreading out (i.e. B. on Option 5)
2. Eliminate Bldg. 42 – allows Bldg. C, allows different use of 20, eliminates dead zone the parking would create.
3. Like A (Parcel 1) and F & G (Parcel 4) on Option 6.
4. Center Development on Building 21/keep Bush Ave.
5. Housing, but not in the core.

Participants:

Garneth Peterson	Tim Herman
Patrick Ruble	Ken Smith

1. Parcels 1,4,5 and N ½ of 2 should be industrial, consider retaining Bldg. 24.
2. On parcel 3N consider splitting 20 into parking and light industrial. Use 14 for parking. Demo 2, consider use of 1 for office or light industry.
3. On parcel 3S, demo 42 unless reuse and marketing studies affirm its viability for office use.
4. Restrict commercial to 7th.
5. Leave water tower in place.

Participants:

Paul Larson	Phil Sandro
Al Oertwig	Eric Bestrom

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1. All agree that keeping Building 21 is a priority.
 2. We favor orienting many of the industrial buildings along Phalen Blvd.
 3. Get rid of #41 bank building to increase green space and keep building 42 (remove upper 3 stories)
 4. Commercial on Arcade up to 7th Street.
 5. Either leave the Tower where it is or scrap it.

Participants:

Kathy Lantry	Steve Trimble	Leslie McMurray
Gary Unger	Anne Briseneo	

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Summary of Comments

Building Demolition

- Building 2 justified by remaining site development **2 comments**
- Building 42 allows Bldg C (option 6) and different uses for 20 & 14.
- Building 41 more green space if Bldg 42 is to remain
- Water Tower

Building Reuse

- Building 21 priority
- Building 42 remove upper 3 non-historic floors
- Building 14/20 mixed use...parking/light industry
- Building 1 district energy
- Building 24 *consider reuse for light industry*
- Water Tower identify a viable reuse or demo

Land Use

- Parcels 1,4,5 & 2N Light Industry (option 6)
- Commercial on 7th Street only...market drive **2 comments**
- Commercial on Arcade...up to 7th Street
- Orient Light Industry along Phalen Boulevard

Open Sapce

- Don't overdo relative to nearby parks/green spaces