



3M Redevelopment Community Advisory Committee Meeting Minutes

3M Redevelopment Community Advisory Committee Meeting No. 3

A meeting pertaining to the 3M Redevelopment Project was held at the Dayton's Bluff Rec Center on [Thursday February 12, 2009](#).

New Business

Item	Date	Description	Action By
3.1	02.12.09	<p>MEETING MINUTES</p> <ul style="list-style-type: none"> • The meeting minutes were approved via consensus with the following comments: <ul style="list-style-type: none"> • Item 2.3 - Revise the following comment "External architecture of the existing buildings are not something people love" to say ".....not the kind of building <i>all</i> people can love". • Item 2.3 - Revise the following comment "Existing building could be handsome. Properly architecturalized and personal aesthetics" Do not overlook the architectural value of buildings constructed during this period and industrial buildings in general. 	information
3.2	02.12.09	<p>HISTORICAL PRESERVATION WORK GROUP</p> <ul style="list-style-type: none"> • The HPWG revised Principle #1 to read as follows: <p><u>1. Preserve and Enhance Historic Resources</u> Preserve and reuse the historically significant, authentic, character-defining features of the place, and interpret its economic, social and cultural stories. <i>The original principle read as follows:</i> 1) Utilize existing historically significant buildings as much as feasible as a means of integrating the site into its enviroing historic community. After some discussion of the rationale and implications of the word changes, the new principle was adopted via consensus by the group.</p> • It was noted that specific words in the statement means something from an historical preservation perspective. • It was also noted that the change from the word "buildings" in the original version to the broader language of the second version offered more opportunity for interpretation by not limiting preservation efforts to buildings alone • The EPA has initiated the Section 106 process with SHPO. • See the Saint Paul Port Authority's web site for Reuse examples that the 106 Group presented (www.sppa.com/3M) 	information



New Business (continued)

Item	Date	Description	Action By
3.3	02.12.09	DESIGN WORKSHOP <ul style="list-style-type: none"> A two day design workshop will be held on Wednesday February 25, 2009 and Thursday February 26, 2009. 	information
3.4	02.12.09	PRINCIPLES <ul style="list-style-type: none"> The power behind the principles is in how they are interpreted. The Advisory Group and HPWG were both asked to identify what evidence they would look for to ensure the principles are living on the site. The following list of comments is from the two groups for each principle: 	information

1. Preserve and Enhance Historic Resources

Preserve and reuse the historically significant, authentic, character-defining features of the place, and interpret its economic, social and cultural stories.

Advisory Committee

- Something you recognize; a former 3M Employee would recognize it as a place they used to work
- Consistent integrated style
- Visual connections to the past through reuse of something recognizable
- Keep water tower

Historic Preservation Work Group

- Maintain visual connections to the past through reuse of something recognizable

2. Realize Potential for Creating Quality Jobs

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

Advisory Committee

- Jobs average at least living wage
- Recruitment efforts to growth industries
- Diversity in industry and jobs
- Obvious way people feel they can get a job there
- Jobs for Eastsiders; bring people to east side to live and work and/or hire Eastsiders
- Access and infrastructure meets light industrial needs
- Meet or exceed densities when 3M operating at full scale
- Industrial/ commercial/ prof office

Historic Preservation Work Group

- Interpret/tell story of place as a job site through time (Phalen Corridor reference)
- Reuse the site in alignment with its historical use as a manufacturing site / job site; some of the historic buildings remain and are reused in similar function (instead of new construction)
- Adaptively reuse existing buildings (based on idea that adaptive reuse creates more jobs than new construction and more skilled jobs)



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.

Advisory Committee

- Sustainable practices are visible to public; wind mills, integration of solar/ alternative energies, building design
- Connection to the past through innovation
- Products bought and sold locally
- Fewer parking lots/ more bike racks
- Trails
- Reuse building materials

Historic Preservation Work Group

- Reuse historic buildings because they are better designed to work with the environment
- Salvage/reuse materials from all demolition (avoid loss of embodied energy from historic building in landfill)

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.

Advisory Committee

- Evoke a sense of place
- Integrate public art with historical context; interpretive piece
- Windows on buildings, not suburb windowless construction
- Scale and character appropriate for 7th Street
- Has a name that is used
- Landmark/ destination

Historic Preservation Work Group

- Design/development is responsive to sense of place that exists now
- Design creates the illusion of incremental development / Responsive to historical mass, scale, and materials (with consideration to its relationship to the community / 7th Street)
- Design/ development expresses the site's growth and evolution of industry (pre-planned site vs. organic growth based on industry need)

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.

Advisory Committee

- Maintain street grid
- Connection public transportation, direct bus transit to CBDs, shuttle to LRT
- Connection to Phalen Blvd - visual and physical
- Greenspace
- Utilize existing rail corridor
- Campus environment vs. gated community
- Physical integration through design
- Use topo maintain Viaduct

Historic Preservation Work Group

- Design/ development reflects the historical density of the site
- Maintaining historical viewsheds
- Preserve utilitarian function of the site (this wasn't a recreation site; sidewalks were important . . . pedestrian connectivity and public transportation through streetcars)



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.

Advisory Committee

- People on the site and movement
- Parking may be one well designed place
- No parking right on 7th
- Better lighting
- Improved safety
- Define why people would come there
- Active people 24/7 use

Historic Preservation Work Group

- Populate the site 24/7 (interpretive or other programming; maintain historical around-the-clock shifts/presence on the site; may not be manufacturing/industrial though might there be a resurgence of this with current economy; consider function of edge development)

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.

Advisory Committee

- What it looks like from E. 7th and Arcade
- Design all sides
- Integrative/ educate...

Historic Preservation Work Group

- Integrate development into work already underway along 7th St. to define community and this place
- Preserve utilitarian function of the site (this wasn't a recreation area and there wasn't much green space)
- Restore commercial space where it was historically (commercial corridor was intact during the 50s though 3M was moving more toward manufacturing/industrial uses)
- Consider entrance to site specifically as it relates to landscaping (was it originally inward looking?)
- Integrate historical landscapes into the site's development

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 (email).