



3M Redevelopment Community Advisory Committee - Meeting No. 7 Meeting Minutes

A meeting pertaining to the 3M Redevelopment Project was held at the Carpenter's & Pipe Joiners Union Hall on [Thursday April 2, 2009](#).

New Business

<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Action By</u>
7.1	04.02.09	MEETING MINUTES <ul style="list-style-type: none">Approval of the March 19, 2009 meeting minutes was adopted with the following comment: Item 6.4 - The comments did not reflect the comprehensive commentary or capture all of the comments.	information
7.2	04.02.09	SECURITY FENCING <ul style="list-style-type: none">In an effort to accommodate proper housekeeping and to maintain federal government requirements for protecting the site, the Saint Paul Port Authority will install a chain link perimeter fence around the parcels they currently own.	information
7.3	04.02.09	HISTORICAL PRESERVATION WORKGROUP <ul style="list-style-type: none">Greg Mathis of the 106 Group presented a review of the HPWG's last two meetings.Mr. Mathis presented a handout of the HPWG's review and evaluation of each scheme developed at the design workshop.	information
7.4	04.02.09	DESIGN WORKSHOP <ul style="list-style-type: none">The Community Advisory Committee (CAC) added to the community at large's comments of each scheme developed during the design workshop in February.Following the comment period the CAC placed dots next to comments each felt was most important. The following are the results:	information



New Business (continued)

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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).

Land Use Organization

- Like Scenario 1 the best. Like direction towards green manufacturing. 6 Dots
- Green industrial park – sustainable site. 2 Dots
- Housing needed somewhere – 6,7,8,9. 1 Dot
- Pedestrian connection to bikeway is good. I like industry emphasis. 2 Dots

Building Reuse

- You can tear ‘em all down as far as I’m concerned. (Former 3Mer) 16 Dots
- Remove buildings and allow greater site opportunities. 2 Dots

CONCEPT 1
Focus – Light Industry **Elements to Maintain**

1. Green manufacturing/business. 13 Dots
2. Green space on Phalen Blvd. Especially when used for infiltration. 4 Dots
3. Density of Development (balance with green space). 5 Dots
4. Views from East 7th (because open at corner of Forest). ----
5. Job creation should be privileged over historic preservation. 13 Dots
6. Living wage training access 1 Dot
7. Parcel 9 as tot lot/open space. 2 Dots
8. Bridge (pedestrian) connection to bike trail. 1 Dot
9. Site use for Jobs and training. 4 Dots

CONCEPT 1
Focus – Light Industry **Elements to Discard**

1. Surface parking (prefer ramp). 2 Dots
2. Moving tower. 4 Dots
3. Surface parking near/adjacent to residential. ----

Land Use Organization

None

Building Reuse

None

Mixed Use Focus – Light Industry/Office

CONCEPT 2
Elements to Maintain

- | | |
|---|---------|
| 1. Connection to 7 th Street, graduated uses leading to 7 th Street;
Buffer Concept, emphasizing something on 7 th Street can be developed. | 1 Dot |
| 2. Buildings to maximize job potential. | 15 Dots |
| 3. Building D area works well on the corner – Commercial edge on 7 th . | 2 Dots |
| 4. Water tower area with minimal concrete. | 7 Dots |
| 5. Approach to Building 99 complex. | 3 Dots |

Mixed Use Focus – Light Industry/Office

CONCEPT 2
Elements to Discard

- | | |
|---|--------|
| 1. Destruction of Building 42 (2). | 3 Dots |
| 2. Housing on P9 (make it a playground). | ---- |
| 3. Tartan Place (looks suburban) keep it as small commercial. | 1 Dot |
| 4. M to commercial. | 2 Dots |

Land Use Organization

- Too much retail – use Forest for other uses. 1 Dot

Mixed Use Focus – Light Industry/Office/Commercial **CONCEPT 3**
Elements to Maintain

1. Like retaining Building 21,24,99 complex. 7 Dots
2. Like placement and size of Buildings L, M, C 1 Dot
3. Like commercial revitalization 7th → Building P 6 Dots
4. Want jobs on the boulevard – like industrial on Phalen. 6 Dots
5. Like “Incubator of Innovation” idea. 7 Dots
6. Like parking under buildings. 3 Dots
7. Maximizes street scope on Phalen – best example 2 Dots

Mixed Use Focus – Light Industry/Office/Commercial **CONCEPT 3**
Elements to Discard

1. Need to keep Building 42. 1 Dot
2. Remove and replace Building 42 with museum. ----
3. Do not like museum. 3 Dots
4. Need more green space. ----

Mixed Use Focus – Light Industry/Office/Commercial Community Comments

Land Use Organization

- Too much housing, especially with number of vacant houses in the neighborhood. 7 Dots

Building Reuse

- I like how many buildings are saved and reused. 4 Dots

CONCEPT 4

Mixed Use Focus – Light Industry/Office/Commercial Elements to Maintain

1. Mixed uses – entertainment/small business/heating-cooling system/educational (Metro State). 5 Dots
2. Respects street grid. 1 Dot
3. Potential institutional use(r). 2 Dots
4. Residential as student housing. 5 Dots
5. Community-based commercial along Minnehaha. 3 Dots
6. Keep water tower – use as campus heating/cooling plant. 1 Dot
7. Parcel 9 as “Tot Lot”. 2 Dots
8. Building D as mixed use/entertainment 1 Dot
9. Building E commercial/retail along Minnehaha. 2 Dots
10. Building G – reception Hall – views revitalize east side. 2 Dots

CONCEPT 4

Mixed Use Focus – Light Industry/Office/Commercial Elements to Discard

1. Loss of Herzog Building (M). 2 Dots
2. Retail K not in this location ----
3. Bring Mendota back. 1 Dot
4. Mixed feelings about parcel 5 configuration. ----