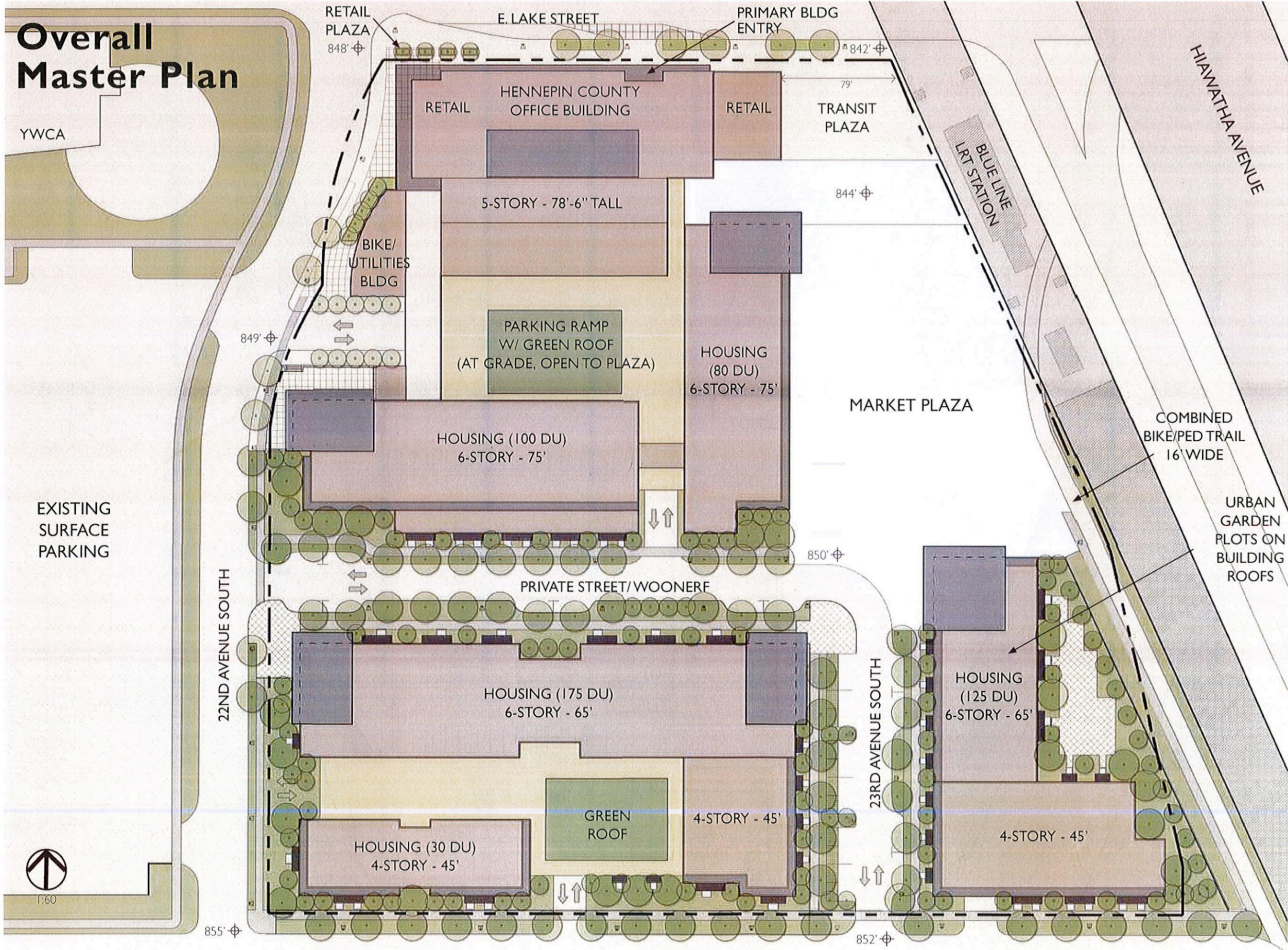


Overall Master Plan



COW Submtial
November 24, 2014



March 31, 2014

Hennepin County Commissioner Peter McLaughlin
A-2400 Government Center
300 South 6th Street
Minneapolis, MN 55487

Dear Peter,

Thank you for providing strong leadership and for driving productive interagency conversation through the last 5+ years of discussion and planning for redevelopment of the 2225 East Lake Street property.

Following discussions with stakeholders, Land Use & Housing committee members, CNO staff, and the CNO Board of Directors over the last several months, a number of community priorities and expectations have been expressed regarding redevelopment of the property. This letter captures salient aspects of the current, ongoing discussion, as well as highlighting longstanding planning goals and policies adopted by the neighborhood and the city. This letter aims to formalize some of these key points in order to build and bolster a sense of shared understanding and cooperation between the neighborhood and Hennepin County.

1. The neighborhood supports purchase of the entire property by Hennepin County, who will then lease the current office building back the Minneapolis Public Schools (MPS) for use by their Adult Basic Education (ABE) program, and then divide the property into development parcels according to a phased master plan. We seek additional clarity from Hennepin County around who will lead the master development process, and how decisions will be made to select developers for phase 2 and beyond.
2. The ultimate goal is to relocate the Adult Basic Education (ABE) program when new space is secured by Minneapolis Public Schools (MPS). CNO residents support both relocation of ABE to another site (either within or outside of Corcoran), or inclusion as a tenant in new construction on the site. In either case, the existing office building will be demolished to accommodate future development of the site. A timeline for demolition is expected to be part of the phasing plan.
3. Neighborhood preference is that Phase 1 of the redevelopment will include a new mixed-use building constructed along Lake Street. The County's Family Service Center will constitute the prime or anchor tenant of the building. Additional floor space will be provided for complementary service organizations and should include lease space for tenants that might include; professional offices, program space for the YWCA, a medical clinic, incubator space for new business, etc.
4. Neighborhood and city planning policy for the Lake Street frontage calls for a tall, landmark quality building (6-10 stories) that can maximize the site's potential and establish a model or precursor for subsequent development. A much lower building (2-3 stories, for example) is inconsistent with established planning policy for this site.
5. Neighborhood planning suggests that ground floor of the Phase 1 development should include SUBSTANTIAL retail space that faces Lake Street, activates the street, and creates strong ties to the future farmers market space. Residents have long stated their desire that retail and amenities compliment and leverage the farmers market and other uses, e.g. commercial kitchen space.
6. Below ground parking will be provided below the Phase 1 building.
7. Housing options are strongly preferred by local residents as part of Phase 1, organized either in a horizontal (side by side) or vertical (stacked) relationship to the office use.

(Continues on next page)

8. Per the Corcoran Midtown Revival Plan, the entire existing retaining wall along Lake Street will be removed in Phase 1 to ensure direct pedestrian access from Lake Street.

9. Neighborhood residents consistently ask that aggressive and cutting edge sustainable strategies will be incorporated into the project. These strategies should go beyond the “low-hanging fruit” commonly applied to publicly funded projects (energy efficient envelopes, LED lighting, efficient mechanical systems, recycled materials) and should demonstrate new sustainability methods and technologies in ways that will make the project a showcase for sustainable, TOD development projects. Please refer to CNO’s Sustainability policy statement, published on our website.

10. CNO is interested in working with Hennepin County on a lease between the County and the Midtown Farmers Market to ensure uninterrupted farmers market operation through the land ownership transition, through execution of the lease agreement prior to the County’s closing on the purchase. We also request significant and ongoing collaboration with the County on interim relocation of the farmers market and related publicity to ensure our customer base and 85+ small business owners are not negatively impacted by the construction and interim relocation. During Phase 1, the Midtown Farmers Market will be relocated to the southern portion of the property, to ensure visibility from the Lake Street, the LRT station, and the neighborhood.

11. Per discussions with the County and stakeholders, Phase 2 will include demolition of the existing office building to make room for construction of the market plaza and necessary infrastructure improvements, including the extension of 23rd Avenue into the site. Landscape improvements at the LRT station and connection to Lake Street and the market plaza will also occur in Phase 2.

12. Per previous development plans approved by the neighborhood, later phases of development should accommodate a dense mix of housing types including rental and ownership units; market rate, workforce, and affordable units; and units to accommodate singles, families, and seniors, as well as ground floor retail and/or community space.

13. Per CNO parking policy, parking for all phases of the site should be constructed below ground or as part of a liner development (i.e. Texas doughnut) arrangement. Parking on grade should be minimal or entirely restricted to on-street parking. Collaboration between the developer, the YWCA, the county, and the MPS owned field house to meet the expected parking challenges is essential.

14. The CNO Board would like to reach agreement with the County around how the plaza space will be owned and managed. We also request a written timeline of County board approvals and other key milestones so that we can better understand the development process and timing.

Thank you once again for the opportunity to work together to implement our shared vision for great transit oriented development of the 2225 East Lake Street property.

Sincerely,



Phillip Koski
Land Use & Housing Chair



LisaBeth Barajas
Board Chair

CNO Sustainability Principles

CATEGORY	CNO GOAL	L&H PHASE 1 GOAL
1) Performance Goals	Reduce fossil fuel use 70% in 2015, 80% in 2020	Fossil fuel reduction of 70% (Office - B3 Standards; Housing - MN Green Communities, NGBS or LEED)
2) Potable Water Reduction	Reduce by 30%	Reduce by 40%
3) Solid Waste Construction: Operations:	Recycle 75% of waste Reduce 50% of waste	Recycle 85% of waste Reduce 75% of waste
4) Stormwater Management	Meet City/MPCA guides	Remove 70% Total Suspended Solids and Reduce Discharge Rates
5) Transportation	Reduce vehicle miles (bike, walk, LRT/bus)	Transit: 45% use Bike/Walk: 10% use
6) Vegetation	Increase urban canopy (at least 50% coverage)	Increase urban canopy to 82,000 sf (full master plan)

