
Bassett Creek Valley Master Plan

Appendix

August 15, 2006

- A. References
- B. Public Involvement
- C. Design Guidelines
- D. Farmer's Market
- E. Technical Memorandum on Traffic Analyses,
SRF Consulting Group, Inc.
- F. Technical Memorandum on Infrastructure Needs,
SRF Consulting Group, Inc.
- G. Marketing Analysis, Maxfield Research
- H. Affordable Housing Calculations,
Central Community Housing Trust
- I. Harrison Neighborhood Guiding Principles
- J. Neighborhood Approval Letters

Prepared for:

**Bassett Creek Valley Redevelopment
Oversight Committee**

Prepared by:



Hoisington Koegler Group, Inc.

with:

SRF Consulting

Braun Intertec

Biko Associates

Maxfield Research

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- Appraisals, Relocation and Operations Analysis of the Impound Lot, Concrete Crushing, and Linden Yards Operations Storage.* March 19, 2001. City-Owned Land Work Group. Planning Department, Public Works Department, Mayor's Office, City Coordinator's Office, MCDA, Police Department, Finance Department.
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- Minneapolis Environmental Report Towards Sustainability.* July 16, 2004.
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A series of open house meetings were conducted to access and utilize community participation throughout the master planning process. These were held at the Harrison Neighborhood Center and at International Market Square and marked several milestones as master planning progressed. The primary objective of the public's participation focused on development of a master plan concept that gained the greatest amount of consensus by those involved. The following provides an overview and summary of each open house meeting.

Schedule of Public Open House Meetings:

- Open House #1 October 5, 2004
- Open House #2 March 29, 2005
- Open House #3 July 19, 2005
- Open House #4 February 23, 2006

OPEN HOUSE #1

The first open house was held on October 5, 2004; 100 people attended. The purpose of this open house was two-fold. First, the meeting intended to establish a common starting point for the master planning process by revisiting the Bassett Creek Valley Master Plan adopted in 2000. Findings and recommendations of the 2000 Master Plan were presented and reviewed for further planning direction. Secondly, the open house introduced the current master planning process and how the public could expect to be involved as the planning process moved forward.

The format of the first open house included both a brief presentation regarding the purpose and direction of the planning process and information stations that provided opportunities for questions and comments. Resulting comments submitted by participants are illustrated by Figure B.1.

Open house attendees were also asked to fill out a survey covering their knowledge of and expectations for the planning process. Eighty surveys were returned and the results can be found in the following pages.



Figure B.1 Open House #1 Results

BASSETT CREEK VALLEY – REDEVELOPMENT OVERSIGHT COMMITTEE
 OPEN HOUSE SURVEY SUMMARY

OPEN HOUSE DATE: OCTOBER 5, 2004

NO. RESPONSE QUESTION

1. Frequency How much did you know about the Bassett Creek Valley (BCV) Redevelopment Plan study before tonight's Open House? (Check where appropriate)
- 3 This is the first I've heard of it.
 - 12 Already familiar with the BCV Master Plan, adopted by the City Council in March 2000.
 - 11 Already familiar with environmental issues the in Bassett Creek Valley.
 - 11 Already familiar with the mix of property ownership/land uses in Bassett Creek Valley.
 - 11 Already knew about the Redevelopment Oversight Committee and its responsibilities.
 - 13 Already knew about the Bassett Creek Valley Redevelopment Plan study and its goals.
2. Yes No Area you better informed after attending tonight's Open House meeting?
- 19 1
 19 Was tonight's meeting worthwhile?
- Frequency If not, list topic areas you would like to learn more about.
- 1 Stabilize property taxes
 - 1 Set aside housing
 - 1 Employment for various skills levels
 - 1 Low income vs. affordable housing and gap funding
 - 1 Lyndale dump clean-up
 - 1 Minority and local contractors
 - 1 Residential development
 - 1 Park access
 - 1 Defined development goals
 - 1 Street types and building setbacks
 - 1 Multi-modal connections between all land use types
3. Frequency List up to four goals or outcomes you would like to see accomplished with the redevelopment of Bassett Creek Valley. For example, environmental clean-up, housing, employment opportunities, or recreation.
- 1st Priority
- 4 Employment opportunities
 - 4 Environmental clean-up
 - 2 Diverse housing opportunities
 - 2 Move the impound lot and public works facilities
 - 1 Preserve the sanctity of the neighbors
 - 1 Owner owned and occupied housing
 - 1 Environment and aesthetics
 - 1 Pedestrian friendly

-
- 1 Pedestrian friendly
 - 1 No crime
 - 1 Retail/small business opportunities
 - 1 Implement the Master Plan and Design Guidelines
 - 1 Natural park along the creek
 - 1 Housing
 - 1 Self-sustaining development – via taxes, storm water management, transit corridors
 - 1 An organic, flowing design plan

2nd Priority

- 2 Fair housing
- 2 Environmental clean-up
- 1 Enhance opportunities for local businesses
- 1 Open space
- 1 Park land
- 1 Multi-generational housing
- 1 Livable place
- 1 Schools
- 1 Convenience stores
- 1 Recreation
- 1 Reduce MFIP
- 1 North-south connections – Van White Blvd.
- 1 Great place to live
- 1 Move public works dumping area
- 1 Eco-industrial development
- 1 Grocery store
- 1 Improved lighting
- 1 Diverse housing opportunities
- 1 Eco-development, green buildings
- 1 Provide a living, working, playing environment to reduce the need to leave the area

3rd Priority

- 5 Diverse housing opportunities
- 3 Diverse employment opportunities
- 2 Eco-friendly development
- 1 Low income opportunities
- 1 Recreation
- 1 General clean-up
- 1 Connect Luce Line to Van White Blvd.
- 1 Great place to work
- 1 Move the impound lot
- 1 Major grocery store
- 1 Environmental clean-up

-
- 4th Priority
 - 3 Employment opportunities
 - 2 Recreation
 - 2 Environmental clean-up
 - 1 Grocery store
 - 1 Impound lot
 - 1 Housing
 - 1 Positive traffic
 - 1 Great place to visit
 - 1 Feature Bassett Creek as a development amenity
 - 1 Attractive, inviting place to be
 - 1 Neighborhood sensitive land use

 - 4. Frequency Are there obstacles that should be overcome to reach the goals you identified in Question 3? If yes, please list and describe them.
 - 2 Image problem
 - 2 Neighborhood clean-up
 - 2 Soils conditions
 - 1 Include input from people of racial and economic diversity in the redevelopment process.
 - 1 Density of low income housing in the neighborhood is too high.
 - 1 Getting businesses to invest in the community
 - 1 Employment opportunities
 - 1 Moving the impound lot
 - 1 But out remaining RR customers and gain control of the ROW
 - 1 Smooth transition for affected people
 - 1 City support
 - 1 Park Board
 - 1 Subsidies
 - 1 Not enough Harrison neighborhood stakeholder representation
 - 1 Improve meeting publication efforts
 - 1 Protect those without a power base
 - 1 Transform industrial-scaled blocks and development to more human/neighborhood scaled development
 - 1 Transitions between lower and higher density developments

 - 5. Yes No Is there anything you want the ROC to know or think about as it works with planner and designers to develop the Bassett Creek Valley Redevelopment Plan? If yes, please give us your ideas and opinions.

Frequency	10	2
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 - 2 Use Bassett Creek opportunities to enhance the area's image
 - 2 Attract businesses that attract a positive crowd
 - 1 How are renters represented?
 - 1 How are people of color represented?
 - 1 How will growth occur slowly enough to avoid displacing existing residents by the economic pressure of redevelopment?
 - 1 I need to be more informed.
 - 1 Encourage and promote the feeling of neighborhood
 - 1 Pedestrian friendly and human scale development

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- 1 Maintain vistas to downtown
 - 1 Maintain the sense of proximity to the urban core
 - 1 Maintain our urban energy
 - 1 Less truck traffic
 - 1 Bigger streets
 - 1 Better lighting
 - 1 More parking
 - 1 Expanded business opportunities
 - 1 Ensure that developers follow the intent of the neighborhoods
 - 1 Improve communication/involvement techniques with all concerned parties
 - 1 Improve retail/restaurant opportunities on Glenwood Avenue
 - 1 Provide convenient stops for downtown commuters
 - 1 Convert the bus training facility to an arts center
 - 1 Be bold and creative
 - 1 Expand the project boundaries to the northwest to include Bassett Creek Park
 - 1 Ensure a neighborhood agenda not just a develop agenda
 - 1 Don't forget the underrepresented
 - 1 Diverse housing opportunities and densities
 - 1 Preserve the natural creek corridor

6. Frequency How did you learn about tonight's Open House meeting?

- (Check all that apply)
- Newspaper article
 - 5 Flyer
 - Radio announcement
 - 9 Word of mouth
 - Others:
 - 1 Mail
 - 1 Harrison Neighborhood Association
 - 3 Email
 - 1 Bryn Mawr Neighborhood Association email
 - 1 Internet

7. Frequency Would you like to receive information about the Bassett Creek Valley Redevelopment Plan study? If yes, let us know the best way to get information to you. (Check the three best ways to reach you.)

- 9 Newspaper article
- 9 Flyer
- 9 Project newsletter
- 8 Through the mail
- 1 Radio announcement
- 7 Web site
- Other: Please specify
- 1 HNA
- 3 Email

OPEN HOUSE #2

The second open house was held on March 29, 2005 and had approximately 210 people in attendance. The purpose of the meeting focused on the development of concept alternatives, balancing land use intensity with financial feasibility.

Two exercises, organized for small group work, engaged participants in devising a preferred concept for the redevelopment master plan. The first exercise involved completing a survey which ranked desired land uses for the project area. Two survey questions were administered to attendees and presented on the back side of the agenda. These questions were developed in order to determine the following:

1. Define and rank the range of land uses community members feel the redevelopment should allow.
2. Define and rank residential densities for the redevelopment.
3. Assist community members in their thinking about land uses and densities as they participated in Exercise 2, the Adjusted Plan exercise.

A total of 73 completed surveys were returned and responses were tallied.

Question Number 1 asked participants to rank the land uses that should be included as part of the redevelopment. Results included the following:

Priority Ranking:

- 1st Residential
- 2nd Retail, followed closely by Open Space, then Light Industrial and Recreational
- 3rd Open Space, followed closely by Recreational
- 4th Retail, followed closely by Open Space and Office

- 5th Office, followed closely by Recreational
- 6th Civic/Institutional, followed by Office
- 7th Light Industrial, followed by Civic/Institutional

The analysis identifies strong opinions, yet general agreement. The community preference for redevelopment land uses appears to be a residential development that provides the following, in priority order:

- Open space and recreational facilities
- Retail services
- Civic institutions
- Employment in light industrial and office facilities

Question Number 2 asked participants indicate the kind of housing they thought would be best for the redevelopment. The data showed medium density housing be the community-supported preference. The preference for medium density residential was expressed in three ways:

1. There were respondents who ranked low density housing as their top priority. This same group ranked medium density as their second priority and high density as their last.
2. There were 32 individuals who ranked medium density housing as their top priority. They went on to either select high density housing or low density housing as their second priority.
3. There were six people who selected high density housing as their top priority. These people were found to select medium density housing as their second priority.

**BASSETT CREEK VALLEY REDEVELOPMENT MASTER PLAN STUDY
COMMUNITY OPINION SURVEY**

Question 1:

Please rank the land uses that should be included as part of the redevelopment. The highest priority is Number 1, and the lowest priority is Number 7.

- **Civic/Institutional**, such as churches, mosques, synagogues, or community facilities such as libraries, clinics, schools, recreation buildings.
Ranking_____
- **Light Industrial**, such as manufacturing and assembly, warehouse, showrooms, and uses that employ people with a wide range of skills
Ranking_____
- **Office**, a commercial use where people with specialized skills are employed
Ranking_____
- **Open Space**, that is natural and undisturbed (with vegetation and an open creek)
Ranking_____
- **Recreational**, with play fields (soccer, baseball, football), basketball/tennis courts, and swings/slides/tot lots
Ranking_____
- **Retail**, a commercial use including convenience stores, grocery stores, hardware stores, restaurants
Ranking_____
- **Residential**, housing in any configuration
Ranking_____

Question 2:

Please tell us about the kind of housing that you think would be best for the redevelopment. The highest priority is Number 1, and the lowest priority is Number 3.

- **Low density**, for-sale and rental, single family homes, no more than two stories high.
Ranking_____
- **Medium density**, for-sale and rental, attached town homes, two to five stories high
Ranking_____
- **High density**, apartments and condominiums, five stories and up.
Ranking_____

Question Number 1

LAND USE	RANKING						
	1	2	3	4	5	6	7
Civic/Institutional	8	4	5	7	11	18	15
Light Industrial	5	10	4	4	10	14	21
Office	2	3	10	13	17	14	9
Open Space	9	15	19	13	5	1	6
Recreational	1	10	15	9	16	10	7
Retail	9	18	11	14	5	7	4
Residential	34	8	4	8	4	4	6
Tally	68						

Question Number 2

Housing	RANKING		
	1	2	3
Low Density	30	19	19
Medium Density	32	34	2
High Density	6	15	47
Tally	68	68	68

The second exercise was implemented by using puzzle pieces. Each concept alternative for each district was made into a puzzle piece which included its financial gap or surplus score written on it and covered by a sticker. The puzzle pieces were cut to fit the geographic districts they represented and adhered to an aerial map of the project area.

In small groups of 10-12, participants were first asked to choose between the three concepts for each district to build (by group consensus) their ideal master plan for the Valley. Information on the number of housing units and jobs that each concept had potential for helped to inform decision making. Groups were then asked to document and write comments about their

selections. The second half of the exercise required that the groups remove the stickers from their puzzle pieces to reveal financial scores. The scores were then totaled. If the total score added up to zero or above, the group could keep their selections because their puzzle was financially viable. If their score was below zero, they were required to make different puzzle selections in order to raise their score to zero or above.

To follow are the results of the preferred selections and a summary of how the “majority selection” was reached. Also included are observations about the selections made for each district of the project area. The majority selection concept was utilized as a basis for developing the final master plan concept.

District - Alternative	Stage 1 Selection		Adjusted Selection		Score
	Number of times chosen	Percent Chosen	Number of times chosen	Percent Chosen	
A-1	6	33%	6	33%	-1
A-2	7	39%	6	33%	1
A-3	5	28%	6	33%	6
B-1	13	72%	11	61%	7
B-2	5	28%	7	39%	13
B-3	0	0%	0	0%	15
C-1	2	11%	1	6%	-3
C-2	11	61%	10	56%	-3
C-3	5	28%	7	39%	5
D-1	2	11%	2	11%	-19
D-2	8	44%	5	28%	-5
D-3	8	44%	11	61%	5
E-1	11	61%	8	44%	-6
E-2	2	11%	3	17%	5
E-3	5	28%	7	39%	22
F-1	4	22%	5	28%	0
F-2	6	33%	6	33%	0
F-3	8	44%	7	39%	-1
Majority Selection - Total Score					3

 =Majority Selection

- 18 groups came up with 17 different adjusted alternatives
- 61% of the groups had a positive score after round 1

Figure B.2 Public Open House #2 Results Summary



Represents majority selections of participants of March 29, 2005 community workshop - further adjustments based on community input were made, resulting in a final plan that is different than the plan above.

Majority Selections Score: 3

LEGEND

	LOW DENSITY RESIDENTIAL 2 or 3-story w/ garage parking 12 DU / acre some lots w/carriage house apartments
	MEDIUM DENSITY RESIDENTIAL 2-3 story w/ tuck-under or garage parking 20 DU / acre
	HIGH DENSITY RESIDENTIAL 3-5 story w/ underground parking 80 DU / acre
	RETAIL Single story w/ surface parking
	MIXED USE 4 or 5-story with street level retail and office and housing above underground & structured parking 45 DU / acre
	OFFICE - 3 STORY 3-story office w/ structured parking
	OFFICE - 6 STORY 6-story office w/ structured parking
	LIGHT INDUSTRIAL 1-story w/ surface parking
	CIVIC 1-3 story w/ surface parking
	PARK AND OPEN SPACE
	PARKING Structured and surface
	UTILITY Existing substation to remain

Figure B.3 Majority Selection

District Plan Alternatives: District A, 49 acres



A-1

Stage 1 selection: 33%

Adjusted selection : 33%



A-2

Stage 1 selection: 39%

Adjusted selection: 33%



A-3

Stage 1 selection: 28%

Adjusted selection: 33%

OBSERVATIONS

There is no clear preference between concepts

There is a desire for visual and physical access to the park from the neighborhood. Some groups feel that a roadway separating the neighborhood from the park would be more desirable than the housing directly adjacent to the park depicted in A-1; some groups like the access to the park that the 'Green Streets' in A-2 provide; some groups dislike A-3 because there are taller, higher density buildings adjacent to the park.

There is a mix of opinions about housing density. Some groups have a strong desire for single family homes while others like the idea of a range of housing types and choices.

District Plan Alternatives: District B, 45 acres



B-1

Stage 1 selection: 72%

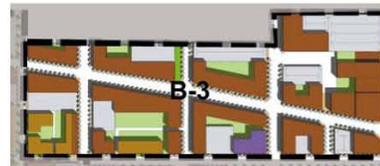
Adjusted selection: 61%



B-2

Stage 1 selection: 28%

Adjusted selection: 39%



B-3

Stage 1 selection: 0%

Adjusted selection: 0%

OBSERVATIONS

There is a clear preference for B-1.

B-3 stands out as the only alternative that was not chosen by any group.

Overall, groups seem to be responding to the strong open space connection to Heritage Park shown in B-1. While this alternative appears to be the strongest of the three, the system depicted in B-2 may be more realistic based on development plans between the study area and Heritage Park.

District Plan Alternatives: District C, 22 acres



C-1

Stage 1 selection: 11%

Adjusted selection: 6%



C-2

Stage 1 selection: 61%

Adjusted selection: 56%



C-3

Stage 1 selection: 28%

Adjusted selection: 39%

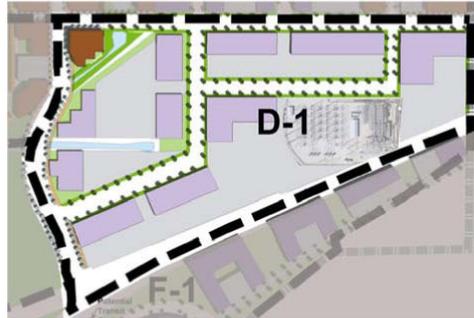
OBSERVATIONS

C-2, with the most extensive water feature, is the majority selection. Most groups would like to see District C as a passive open space with water as a central feature and trails.

There are a few dissenting voices: one group would like to see sports fields and another does not want to attract mosquitoes with water.

A significant number of groups like C-3, which allows some housing adjacent to the park.

District Plan Alternatives: District D, 44 acres



D-1

Stage 1 selection: 11%
Adjusted selection: 11%



D-2

Stage 1 selection: 44%
Adjusted selection: 28%



D-3

Stage 1 selection: 44%
Adjusted selection: 61%

OBSERVATIONS

There is a clear preference for D-3.

There is a strong desire for an open space system connecting districts B, C, & D to Heritage Park. Several groups commented that they would like to see the more connected open space system depicted in D-2 incorporated into D-3.

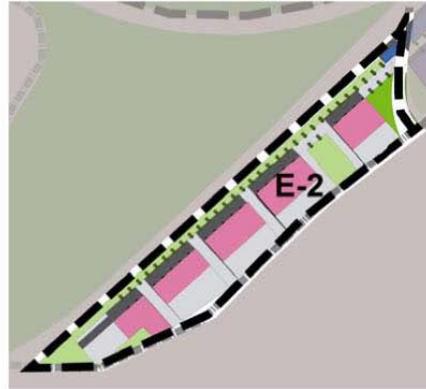
Most groups like the idea of allowing some existing industrial businesses to remain but adding additional uses as shown in both D-2 and D-3.

District Plan Alternatives: District E, 19 acres



E-1

Stage 1 selection: 61%
Adjusted selection: 44%



E-2

Stage 1 selection: 11%
Adjusted selection: 17%



E-3

Stage 1 selection: 28%
Adjusted selection: 39%

OBSERVATIONS

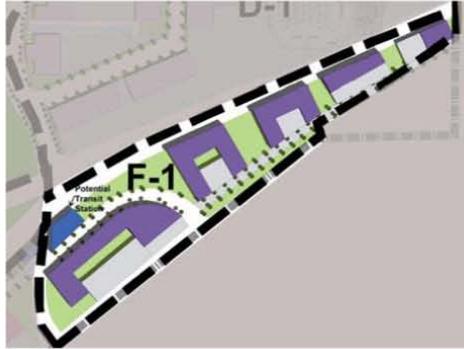
There is a preference for the civic uses depicted in E-1. Alternative E-3 is a close second in the adjusted selections.

There is a general feeling that civic uses have the best relationship and connection to Bryn Mawr Meadows. One group suggested that instead of making the entire site civic one use, such as a YMCA could be incorporated into the site. Other suggestions included a school and a museum.

There is concern that taller building heights will ruin the view across Bryn Mawr Meadows or block views to downtown. People may be open to uses other than civic if the buildings and uses have a strong, positive relationship to the park and it can be shown that the buildings will not negatively affect views.

There is concern that residential uses are not compatible with the adjacent highway.

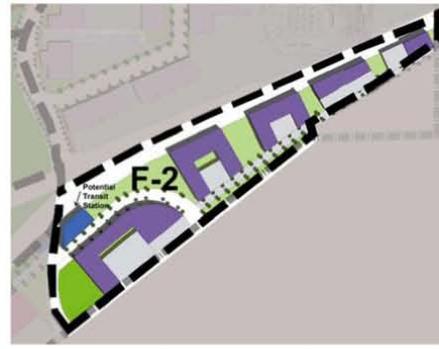
District Plan Alternatives: District F, 19 acres



F-1

Stage 1 selection: 22%

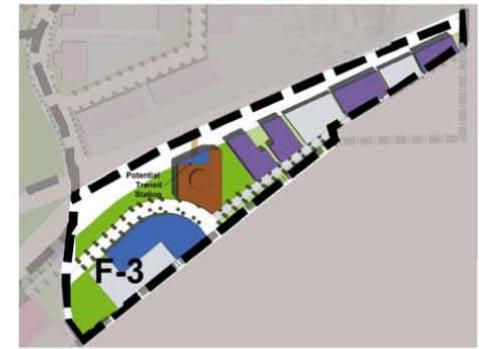
Adjusted selection: 28%



F-2

Stage 1 selection: 33%

Adjusted selection: 33%



F-3

Stage 1 selection: 44%

Adjusted selection: 39%

OBSERVATIONS

F-3 is the preferred alternative, though groups are fairly evenly divided. This is likely because the alternatives are similar.

There is a desire to maximize the potential of a future transit stop

OPEN HOUSE #3

The open house held on July 19, 2005 focused on evaluating the master plan concept. Approximately 150 people in attendance were asked to write individual comments regarding three to five elements that comprised strengths of the plan. In addition, they were asked to identify elements that needed further consideration. Participants were then organized into small groups and requested to discuss their comments. A consensus of group opinions on the strengths and areas of further consideration were presented by each group. Compiled comments were used for directing refinements to the redevelopment plan. A summary of these comments are included here.

Table	Yellow – Further Consideration	Green – Strengths of Plan
18	<ul style="list-style-type: none"> *Guarantees around current neighborhood residents not being displaced by other businesses and residents *No clear goals for job types and living wage jobs. *Potential for high traffic and "unlivability". 	<ul style="list-style-type: none"> *Room for many possibilities *Glenwood can accommodate diversity of businesses *All recognize the need for Phase I benefits to assist Phase II development *Clear affordability goals
9	<ul style="list-style-type: none"> *Extend Glenwood development into downtown *LRT transit station does not serve Bryn Mawr/Harrison *Traffic circulation in phase I banana. Affordable small business spaces incubation 	<ul style="list-style-type: none"> *Diversity of land uses to create a sustainable community *Recognition and use of economic drivers – existing infrastructure, roads, trails, heritage park, "smart growth" *Focus on affordable housing and jobs and job training and job growth
11	<ul style="list-style-type: none"> *Increased traffic *Question highest density area (28) is between freeway and RR. Who will want to live there? *Limit building height to 3 stories (east side). Preserve the view of downtown. 	<ul style="list-style-type: none"> *Bassett Creek clean up *Elimination of commercial and industrial blight *Expansion of green space
10	<ul style="list-style-type: none"> *Harrison skyline views – how will people on Cedar Lake Road be affected? Glenwood looks like a tunnel. Vary setbacks and building heights. *Affordable housing. Need affordable ownership opportunities in Harrison; commitment to create 20% affordable housing even if all privately financed; lower affordability threshold to include more people *Want to make sure retail will serve the people currently live here (and others as well) – no fast food; no dollar stores; but not too high end 	<ul style="list-style-type: none"> *Mixed use retail including creation of jobs *Variety of diverse transportation modes and connectivity including light rail transit stop, Van White connection, green streets *Day lighting Bassett's Creek and park north of railroad; all green space

14	<ul style="list-style-type: none"> *Where will the increased green space be? * 20-30 story building height is too severe for this neighborhood; *What about increased traffic in high density areas. E.G., which roads will folks use to get in/out of area 28 and how will this negatively affect current housing that traffic passes by? *Increased extreme density of the project and its effects on quality of life for property owners, current and future. *Sightlines south Of 394 (Bryn Mawr) and Meadows (south view) height consideration *Disruption during construction *Communicate to reduce fees *Business incubators *Affordable rentals that have enough bedrooms for large families and are close to public transportation *Increased immediately available public transportation *A plan to require energy efficient building on the site: eg, solar, earth bermed housing, underground units, etc. Some % of the savings can go into a fund to subsidize affordable housing *Increase the % of affordable housing to mix Harrison currently has. This can't raise property values to price people out in the neighborhood *Jobs that you're planning to provide entry level opportunities. Retail that services the neighborhood is needed. 	
15	<ul style="list-style-type: none"> *Multi-family needs to be above minimum from City's 20% (45%??) *Need to have housing near the park – families need to be near park 	<ul style="list-style-type: none"> *Economic development – living wage with dignity *Community involvement in the planning and flexible to change it *A good amount of multi-family housing
12	<ul style="list-style-type: none"> *28 – Accessibility? Parking? Buildability? Parking? Who's going to live and work there; concerns about displacing current residents and jobs; 7-8 stories, not 25-30 	<ul style="list-style-type: none"> *Green space – restoration of natural areas *We like division and placement of land uses west and east; neighborhood low density; industrial close to downtown;
	<ul style="list-style-type: none"> *Ensuring affordable hsg (20%) if developers don't need public financing *Vehicle movement, parking and traffic flow 	<ul style="list-style-type: none"> continuation of streets to parks *Glenwood Ave. Commercial development – an active park of neighborhood; attractive, varied area, no chains, grocery store, drug store, restaurants, community feel and nice like – not downtown Mpls and not Broadway; not car dominated strip development

5	<ul style="list-style-type: none"> *Get back the building's on Glenwood further from the road *Have phase I focus more on economic development and jobs *More affordable housing above 20% creatively partnering 	<ul style="list-style-type: none"> *Green space *Having these meetings *Industrial clean up
17	<ul style="list-style-type: none"> *Glenwood streetscape unappealing – too blocked off, no set backs *Reconsider putting retail on Van White to connect w/ transit stop and serve office/housing towers. Think uptown or 50th and France. *Preserve existing neighborhood housing, make sure new housing blends and has green porosity - Green connect to Theodore Wirth, Cedar Lake, green spaces 	<ul style="list-style-type: none"> *Housing west of Van White – no industrial; industrial close to downtown *Like creek expansion - enhancements and public access; trail system integrated *Office towers and high density by 394
8	<ul style="list-style-type: none"> *Parking availability around residential area *Traffic light and safety crosswalk along Glenwood *Make Glenwood wider for street parking 	<ul style="list-style-type: none"> *Low/medium density housing *Office space and retail along Glenwood Ave. *Future Van White Memorial Blvd.
?	<ul style="list-style-type: none"> *Impact to existing homes around the park and the Meadows from pilings for high rise development *During 394 building great damage was brought upon homes and the park; Diamond 3 bench continues to sink! (Screw pilings preferred) *Height of buildings in Linden Yards. 25 is too high. Isn't 10 floors high enough? *Use the green space for neighborhood use *Van White Blvd has to be at least 4 lanes wide to accommodate the density proposed. Better use of existing land within 	<ul style="list-style-type: none"> *Architectural aesthetic, congestion, transitional phasing progression schedule, assurance of timeline *Preservation (filling in) of Harrison neighborhood housing *Civic uses – park – BM Meadows – future use, impact (parking)
	<ul style="list-style-type: none"> the urban core (less traffic, more walking, living close to work) also cleaning up area; plan incorporates and encourages alternative transportation (light rail, walking, biking) and trails; good jobs with affordable housing *Renewal of Bassett Creek green space (very high priority) *Redevelopment of Glenwood Avenue 	

OPEN HOUSE #4

A final open house was held on February 23, 2006 to review the overall process and summarize how redevelopment may be implemented in the future. 175 people were in attendance. A survey was conducted at the open house to garner additional comments regarding the plan. These comments are included below.

Topic	# of Similar Comments Received	Additional Comments
Housing	45	<ol style="list-style-type: none"> 1. Addition of low density housing. 2. Impact of high density housing on the Park 3. Too many people for infrastructure to support 4. Is senior housing part of the plan? (3) 5. New homes should integrate culturally sensitive design. 6. Affordable housing (13). How affordable will it be? 7. Mixed cost housing 8. The entire development is overdone. We should reduce the housing by 50% unless some is added in high rise buildings. 9. I am concerned about the need for both low income & high income mix of residential. 10. Concern for low income residents south of Glenwood. 11. Affordable housing to maintain diversity. 12. 20% affordable housing is not enough 13. Like increasing housing 14. Housing stock: units need to be suitable to families & retirees. Multi-tenant housing w/ 3+ bedrooms per unit. 15. ...affordable housing...cost of units must be kept lower. 16. Have you thought of culturally sensitive housing development? It would be nice to market to and support keeping our Hmong and Somali neighbors... 17. Concerns: Rising cost in housing. No senior housing – Senior homes is a must! 18. Expand residential living – various types – in a way that a <i>viable mixed attractively long term community occurs</i>. 19. ... – make sure those who get this <i>privilege</i> (subsidized housing) will do their part.

Topic	# of Similar Comments Received	Additional Comments
		<p>20. Concern: Affordable housing realistic to the median income of the neighborhood, not such a big area which is out of touch w/ Harrison.</p> <p>21. Affordability levels – 20% is nothing – you vaguely reference “higher” goals – needs to be <i>much</i> higher % and lots of <i>dedicated</i> creativity to meeting them.</p> <p>22. I would like Senior housing and a play or exercise area for Seniors like a fitness club.</p> <p>23. I am worried that they will remove me and the newly arrived refugees to housings that we won’t be able to afford.</p> <p>24. Affordable housing with access for disabled people.</p>
Design - Overall	44	<ol style="list-style-type: none"> 1. Building up to street – horrible! Set back, give some breathing room. Need 21st Century thinking. 2. Is there a better or more unique look rather than the same similar styles we’ve seen around the city? 3. Concern: Skyline views changing (2) 4. No Chain Stores: McDonalds, Starbucks, Walmart, etc. 5. Importance of good design 6. Please, no Taco Bell, McDonalds, Starbucks, etc. 7. It’s a good idea to make use of this prime property in Mpls. It is a terrible waste – but the plan overdoes it. Please keep more space – there is <i>too much density!!!!</i> Pedestrian streets are an invitation to crime. Make them wider for cars & include a wide green area! 8. Forward thinking & good to plan for future needs: transportation, housing, downtown expansion. 9. Likes: Glenwood Ave – making it a useful retail area for the communities. Hope that ROC is looking at successful new <i>urban</i> development blocks – I’m most concerned that multi-family units will take on a <i>suburban</i> feel. This is an <i>urban</i> area that ought to maintain its unique character & not be given over to Eagan-style acres of new generation tract housing (either single or multi-tenant). 10. Likes: Losing the ugliness of what’s there now, esp. the empty industrial businesses. 11. Likes: The excitement of life moving into empty space. 12. Likes: all of it – increasing housing, updating comm’l facilities & zoning those (industrial) areas away from housing. 13. Bldg heights in relationship to existing views of downtown. 14. All efforts to maintain our neighborhood character is appreciated. (We love living in Harrison neighborhood.) 15. Likes: 95% of it. 16. Likes: Glenwood retail.

Topic	# of Similar	Additional Comments
		<p>17. Ensure sophisticated, forward-thinking (nonsuburban – not like Heritage Park) design.</p> <p>18. Would prefer highest building heights on blocks 29/30 sted 28, perhaps swapping civic use west of Van White.</p> <p>19. Likes: high density on the banana</p> <p>20. Support an expansion of IMS related uses (antique shops, art galleries, home furnishings and accessories, etc.)</p> <p>21. Likes: neighborhood style settings</p> <p>22. Likes: street scapes, green streets, living space over shops</p> <p>23. Stores for Seniors</p> <p>24. One level for the seniors/elders to perform cultural practices.</p> <p>25. Theater Art Center for the youth.</p> <p>26. Hmong stores and markets (2)</p> <p>27. Hospital/Clinics</p> <p>28. A playground or Recreational Facility (2)</p> <p>29. I'd like for there to be a place where the Seniors can find recreation like a recreational center.</p> <p>30. A Fitness club for the Seniors. (2)</p>
		<p>31. I think that redeveloping the area is good but I think that there should be a section of land for the Hmong community to use.</p> <p>32. I wish there was a support center.</p> <p>33. I would like to see recreational facilities and activities that had friendly use for disables people.</p> <p>34. More Asian stores. Schools/Book Stores/libraries. Multi-cultural Center.</p> <p>35. Cultural Center/Funeral Homes for the Asian Community.</p> <p>36. Basset Creek Development team to develop land where there will be ethnic clothing and ethnic food from different cultures. We want to increase the number of residents from different cultures and backgrounds.</p> <p>37. Basset Creek Development team to recommend land for development of adult schools and apprentice shops where new immigrants, who do not speak English, can be trained in English and different skills.</p> <p>38. A big space of land should be drug free and alcohol free.</p> <p>39. Basset Creek Development team to recommend that there should be a space of land where people come together and talk to each other. We want neighbors to come to know each other and to like each other. We want a peaceful, cohesive community.</p> <p>40. Basset Creek Development team to recommend that American learn Somali culture and respect differences. We want a space where children play. We want a community building where people come together to have dialogue and understanding. We want a proud multicultural community.</p>

Topic	# of Similar Comments Received	Additional Comments
General Impressions	35	<ol style="list-style-type: none"> 1. Likes: Getting rid of impound, cement crushing, etc. space. 2. Pedestrian friendly 3. Human scale 4. Likes: Van White Blvd 5. Working w/ county for rail yard - ? under office/housing. 6. Storm drain & pedestrian (lights, walkways, etc.) – described in detail but not <i>where</i> they will be implemented. 7. Likes: Walkability 8. Nice aesthetics! 9. Likes: New bike trails!! 10. Where are all these people going to park? (3) 11. Will they have a grocery store they can walk to? (2) 12. <i>No Stadium</i> – people live here. 13. Build it bike friendly – sheltered places to lock bikes so commuters & visitors can actually stop to use retail, light rail, etc. 14. I am concerned about <i>safety & security</i> issues. (2) We do not want to inadvertently create a high crime rate. Pedestrian streets are an invitation to crime. Make them wider for cars & including a wide green area. 15. Make sure there is adequate <i>garage parking</i>. 16. Is Northway Community Trust involved in plans – e.g., in helping to involve current neighborhood residents in plans overall, esp. for small business development? (no name on survey) 17. How property turns around from existing to new uses or from existing to existing. Perhaps more could be explained as how this process occurs. There may be some anxiety here b/c it is an unknown.
		<ol style="list-style-type: none"> 18. Concern: driving locally-owned small businesses out of the region due to new high rental rates. And influx of franchise businesses. Want to keep local personality. 19. High population densities & 4000+ jobs will bring more traffic, more crime. Used to be kind of a sleepy little neighborhood. No More! Less attractive residential area will result. 20. Hwy 394 into 94 – is this horrible mistake to be fixed! 21. I am concerned that this area may become either a concentration of poverty or a concentration of wealth. I would like to see a true economically diverse community. 22. Likes: Services for Seniors 23. Optimistic about plan.

Topic	# of Similar Comments Received	Additional Comments
		<p>24. Concern: That the City will not provide adequate support: dragging its feet on Van White Blvd, not building wide enough roads, get out of concrete crushing, deal w/ impound lot, create a redevelopment district.</p> <p>25. What is going to happen to all building owner at Glenwood Ave if this plan approve? I talk about commercial building. I am Yeek Vue, owner of 1315 Glenwood Ave. I do business here since 1985. I would like to know who will buy my building and what about my business?</p> <p>26. MBE goals</p> <p>27. Likes: Restore city neighborhood</p> <p>28. Improving the area – especially Harrison.</p> <p>29. The way I see it, I am okay with what is redeveloped because they know more about the land than I do.</p> <p>30. Suggestion: contact two non-profits for possible partnership on development and funding: www.nwaf.org – Northwest Area Foundation, www.northwaycom.org – Northway Community Trust. Also partner with Tree Trust or other greening non-profits (like Great River Greening, for example) on planting new development, esp. because financial assistance and education will be important to new residents as they care for newly planted landscapes around housing development.</p> <p>31. ...liked 95% of the plan, but concerned about the private arrangement for ownership/maintenance of Bassett Creek Commons. Suggests that, regardless of concerns about the MPRB, boards change over time, and an elected body would be better (stewards?).</p>
Environmental focus/Green Space/Green Architecture	31	<ol style="list-style-type: none"> 1. Stormwater treatment plans 2. Matrix for stormwater elements – where will these different items be used? 3. Should not be “green” on surface only – also through materials used & methods of construction. 4. Sustainable use. Solar/wind industries (use development funds). Rain Barrels. Schools on energy, sustainable, holistic thinking. 5. Use development funds to incubate solar/wind industries 6. Consider <i>wider</i> blvds & <i>no</i> tree grating to ensure potential for success in new tree planting...Urban forest is <i>essential</i>... 7. Likes: Green space & water management (rain gardens, etc.) 8. There is <i>not nearly enough open space within the development for trees and green</i>. Again – add green space throughout!!! 9. I am concerned about any industrial that is <i>polluting</i>. 10. No evident plan for subsidizing or supporting tree planting on <i>private</i> property, residential (esp. rental &

Topic	# of Similar Comments Received	Additional Comments
		<p>low income) and commercial. Trees throughout a neighborhood improve air quality & improve commerce (rather than just the odd pocket park or green space)</p> <ol style="list-style-type: none"> 11. Expansion of green space NOT dedicated to formal park/ball fields, etc. Fremont parkway. 12. Concern: Energy efficiency. 13. Green streets!
Job Opportunities	29	<ol style="list-style-type: none"> 1. Concerned w/ types of businesses...reflect the needs of the dev plan and not the residents. 2. Staging, keeping, increasing jobs for which neighborhood people can be trained. 3. What types of jobs & wage amounts will be available? (more specific) 4. Bringing jobs/retail/office into the area. 5. Fostering of local businesses is important. Please no Taco Bell, McDonalds, Starbucks, etc. 6. People who live in this neighborhood should have 1st dibs on the jobs in this neighborhood. 7. Training and living wage. 8. Do you plan to relocate existing businesses? 9. Business <i>incubators have not proven successful</i> in other neighborhoods – what are other options? 10. How will we know about the job training? 11. Sizable work places/jobs in area, presumably many in community will live in community & thus support community stability. 12. What type of training? For ESL populations? First source hiring 13. I would like to ask Bassett Creek Development team to increase land for light industry so that many people can find jobs in the neighborhood.
Transit	17	<ol style="list-style-type: none"> 1. How will overflow parking be handled? 2. Likes: lite rail extension 3. Would like transit stops at <i>both</i> Penn Ave & Van White. 4. Likes: Transit options esp. light rail & bike trails. 5. Will light rail come down Olson Highway? 6. Likes: Transportation accessibility 7. I wish there were a bus line and light rail system that comes close to my house.
Park	16	<ol style="list-style-type: none"> 1. More naturalized creek & park setting is great. No ball fields! 2. Concern - Park Board plans. 3. Would like it sooner. 4. Add ped bridge between parks midway between Van White & Cedar Lake Rd. 5. New park should be a real park – not privately-owned green space w/ a public easement.

Topic	# of Similar Comments Received	Additional Comments
		<p>6. Concern: Balanced park area usage than now exists but is under pressure – <i>parks not to be over-used by these developments.</i></p> <p>7. I would like more space for a sports field/area for young kids and young adults.</p> <p>8. I like the idea of creating an amusement park or open space for children to play.</p>
Relationship between developers/partners/clients and residents/businesses	15	<p>1. Ongoing <i>realistic</i> interaction between developers/partners/clients and residents/resident businesses.</p> <p>2. What can neighbors do to make sure developers do what they say?</p> <p>3. Will the develop (sp?) & its collaborators listen to the community or follow the big pocketbooks?</p> <p>4. How will neighborhood concerns be understood & resolved? What assurances are there that the plan is carried thru as the neighborhood wishes?</p> <p>5. Protecting rights of current homeowners needs focus.</p> <p>6. How will the neighborhood have any oversight during development to make sure principles are followed?</p> <p>7. The selection process in choosing <i>Ryan</i>.</p> <p>8. How can we be sure promises to the neighborhood are kept? Besides the ROC, what “teeth” can the neighbors have to hold developers accountable?</p> <p>9. Need worst case analysis, that parts of area “go bad” & undermine whole project – what can be done if problems arise to minimize or stop them?</p> <p>10. Community & minority representation on the ROC board should be more of a active role. It does not appear well represented.</p> <p>11. Almost everyone present who spoke asked about affordability of housing or job training. You better be taking these issues extremely seriously.</p>
Higher Property Values/Higher Taxes	11	<p>1. Concerned about forcing residents out of their homes.</p> <p>2. Can plan address property tax stabilization/freeze methods (phase-in programs)?</p> <p>3. How quickly & at what % each year will our taxes go up?</p> <p>4. Can we institute a property tax freeze for current residents?</p> <p>5. Property tax increases & rent increases – no one will be able to afford to stay here. I want to be able to live here after I retire and am afraid I will not be able to afford it.</p> <p>6. Will street improvements raise taxes for small businesses to the point where they can’t afford to stay?</p> <p>7. Likes: Homeowner value raised. Concerned: higher tax.</p>

Topic	# of Similar Comments Received	Additional Comments
Creek	10	<ol style="list-style-type: none"> 1. Restoring Bassett Creek waterway – creating new green space. 2. The restoration of Bassett Creek and the establishment of the natural corridor along the creek. 3. I am very interested in seeing the possibility of restoring a flowing Bassett Creek farther north along its historic route – up to and north of Glenwood Ave would be great.
Mixed Uses	8	<ol style="list-style-type: none"> 1. Area #28 2. More sustainable
Traffic	6	<ol style="list-style-type: none"> 1. Access to site during construction/impact on Cedar Lake Trail and the Park? 2. Increased traffic on neighborhood streets. 3. Will Glenwood become congested like Hwy 55? 4. Does this mean Glenwood will be torn up and super busy for 25+ years? 5. Maintain continuous access to Cedar Lake Trail during construction.
Timeline	5	<ol style="list-style-type: none"> 1. 25 year timeline – very long time. 2. Can't the creek happen faster? 3. I like that the timeline provides enough time to come up w/ a good solid plan, i.e., not rushing into it and ending up with something substandard. 5. <i>Sufficient</i> time to let the developments grow more naturally.
Translation Devices	4	<ol style="list-style-type: none"> 1. ...for Hmong & Somali residents. This is shameful! We've got the technology! 2. Fine to have interpreters after to fill out survey, but where were they during? 3. No headsets for translation?! Shame.
Additional Comments	10	<ol style="list-style-type: none"> 1. Please proceed w/ the plan! Thank you all for the work you have done. 2. This is truly exciting – keep up the good work!! 3. I really like it! 4. Good presentation. Make sure that speaking “truth to power” continues & that the plans put forth by HNA & Bryn Mawr have teeth. 5. ...too many specific questions tonight. More needs to be done to make it clear that this is a proposed master plan of ideas & uses, and that not every property has been addressed individually. 6. Thanks for your hard work! The plans look very good. 7. Good job! 8. Concern: Services for non-English speaking residents. 9. Concern: The neighborhoods that have <i>risked their present</i> don't end up worse off. 10. Great presentation