



Bassett Creek Valley Redevelopment Master Plan

Community Meeting #3 – July 19, 2005 Small Group Exercise – Evaluating the Plan Small Group Consensus Results

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 	



Bassett Creek Valley Redevelopment Master Plan

	<p>space be?</p> <ul style="list-style-type: none"> * 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 	<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



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	<p>and jobs; 7-8 stories, not 25-30</p> <ul style="list-style-type: none"> *Ensuring affordable hsg (20%) if developers don't need public financing *Vehicle movement, parking and traffic flow 	<p>density; industrial close to downtown; continuation of streets to parks</p> <ul style="list-style-type: none"> *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. 	<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)



<p>Better use of existing land within 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</p>	
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