

BASSETT CREEK VALLEY MASTER PLAN

OPEN HOUSE



February 23, 2006

PROJECT INTRODUCTION



Project Area

- 230 acres
- \$50 million estimated market value (approximately)
- 50 acres parkland
- 100 residences (estimated)
- 175 acres commercial / industrial land



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Guiding Principles

1. **Enhance the Valley's natural features:** Restore natural features, preserve views, expand open space, and clean up pollution. Increase the ability for natural features to impact the Valley's quality of life by sensitively designing them for the enjoyment of people.
2. **Create a park-like setting in developed areas:** Use landscape techniques to create a park-like character in developed areas and to diffuse the distinction between uses.
3. **Use Van White Memorial Boulevard and the Bassett Creek open space corridor to shape land development patterns:** These two powerful elements should act as a celebrated framework within which development occurs.
4. **Preserve current and create new views and sight lines:** Development patterns and design guidelines should be sensitive to the preservation of skyline views, views of landmarks and views of open space.
5. **Redevelop the Valley with human scale, safety, sustainability and environmental respect in mind:** Redevelopment should support a unique community character centered on comfort and security for residents and visitors.
6. **Establish creative and innovative urban design guidelines that guide redevelopment and rehabilitation:** Innovative urban design and architecture will reinforce the area's appeal as an attractive and vibrant neighborhood for residents and visitors.
7. **Create attractive and vibrant districts where people live, work, do business and gather:** Mixed-use districts will offer the Valley neighborhood variety and energy as well as vital commercial services, housing choices and jobs.
8. **Explore proven and innovate planning concepts for best utilization of land:** Explore land use scenarios that consider economic viability, environmental clean-up needs and recreational demands.
9. **Accommodate multiple modes of transportation:** The Valley should contain overlapping networks of transportation systems including streets, sidewalks, trails and transit.
10. **Accommodate affordable housing, living-wage jobs and job training:** Bassett Creek Valley has a rich history of population and economic diversity that should be respected in the redevelopment process through provisions for affordable housing and living-wage jobs.



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Community Issues

Change in the Valley is critical:

There is widespread recognition that significant change in Bassett Creek Valley and a strategy to foster appropriate change are needed.

New open space is needed:

With the proposed addition of several thousand new housing units, additional open space and neighborhood park facilities will be essential. This open space should build from the opportunity to restore Bassett Creek.

Changes to Bryn Mawr Meadows Park need to be planned with the neighborhood:

Plans to modify the program for Bryn Mawr Meadows Park is a sensitive topic and needs to be conducted in the context of meaningful neighborhood participation.

Affordable housing is essential:

Creation of affordable housing is a primary community goal for Bassett Creek Valley. Financial modeling and the land use plan created with this master plan incorporate consideration for affordable housing.

Living wage jobs and job training should be inherent to redevelopment:

The diverse population surrounding Bassett Creek Valley wants opportunities to work close to where they live. Redevelopment of office, retail and industrial uses offer an opportunity to build an objective approach to job training and provisions for living-wage jobs.

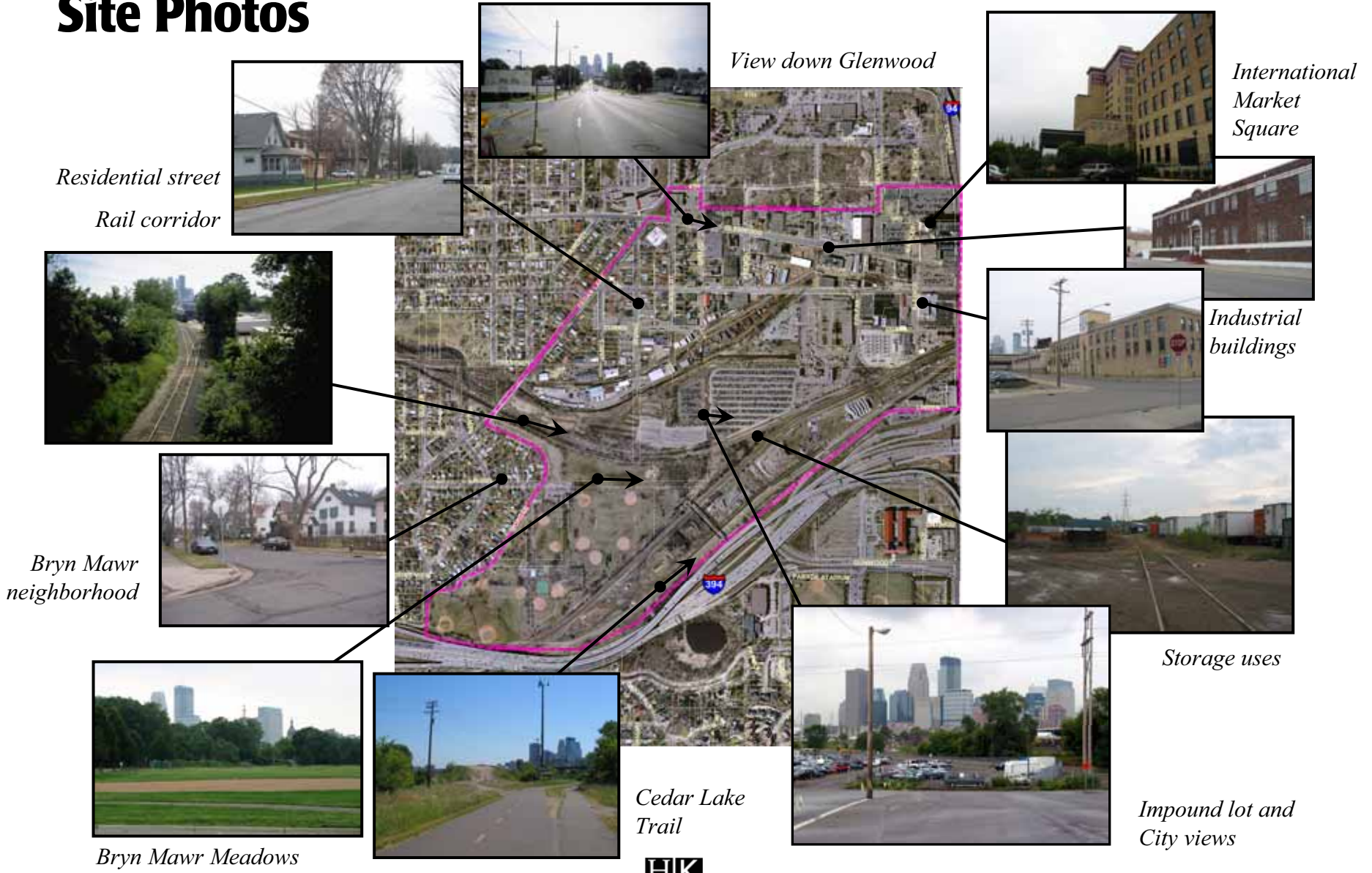
Good design matters:

The community is very aware of good and poor design examples in redevelopment projects. They want to do what is possible to ensure a high standard of design in Bassett Creek Valley for both private and public space.



PROJECT BACKGROUND

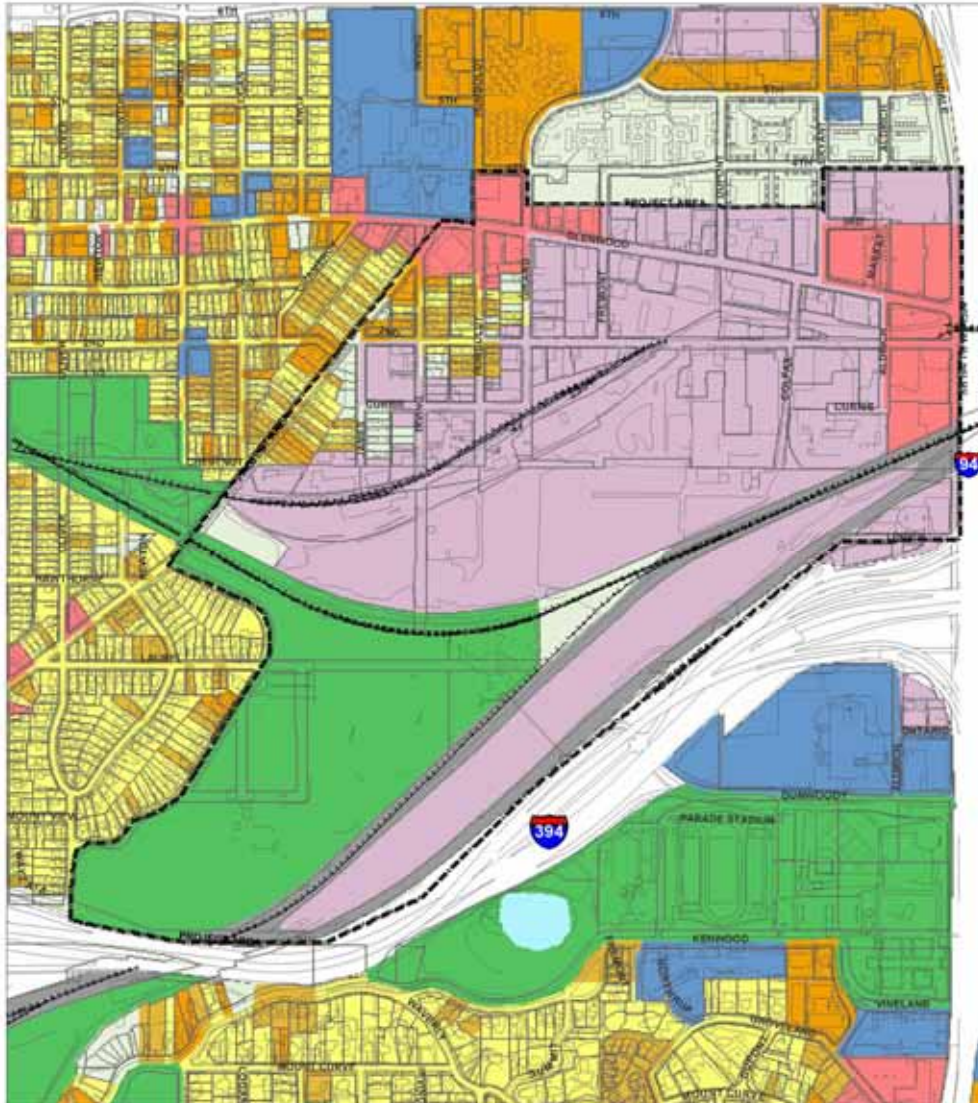
Site Photos



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Existing Land Use



Legend

--- Railroad Spur	Land Use 2000	■ Park, Recreational or Preserve
 Project Area	■ Single Family Detached	■ Major Highway
	■ Single Family Attached	■ Railway
	■ Multifamily	■ Undeveloped
	■ Retail and Other Commercial	■ Water
	■ Office	
	■ Mixed Use Residential	
	■ Mixed Use Commercial and Other	
	■ Industrial and Utility	
	■ Institutional	

Data Source: Metropolitan Council Generalized Land Use Year 2000



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Site Analysis

Strengths

- Parkland
- Regional trail links
- Proximity to Downtown
- Skyline views
- Future Van White Memorial Blvd.
- International Market Square
- Future freeway access



EXPLORING ALTERNATIVES

Community Workshops

- 4 Open houses
- 450 participants (and counting)
- Conducted in 5 languages
- Meaningful community participation and consensus building



THE PLAN

Land Use Plan

- More than 3,000 housing units
- 2.5 million square feet of commercial space
- 45 acres of new open space
- 1 billion dollars in reinvestment
- Future real estate value of over a billion dollars

Acreage

Lower Density Residential - 14 ac.
 Medium Density Residential - 26 ac.
 Mixed Use: Office/Retail/Housing - 30 ac.
 Mixed Use: Office/Housing - 15 ac.
 Office - 5 ac.
 Office/Light Industrial - 20 ac.
 Civic - 4 ac.
 Park and Open Space - 96 ac.



Legend

#	Block		Land Use
	Green Street		Lower Density Residential (10-25 DU/Acre)
	Trails		Medium Density Residential (30-110 DU/Acre)
	Walking Trail		Mixed Use: Office/Retail/Housing (40-75 DU/Acre)
	SW Transitway		Mixed Use: Office/Housing (80-150 DU/Acre)
	Auto Bridge		Office
	Land Bridge		Office / Light Industrial
			Civic Uses
			Park and Open Space
			Neighborhood Park
			Plaza
			Water



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

View Analysis



From Bryn Mawr Meadows



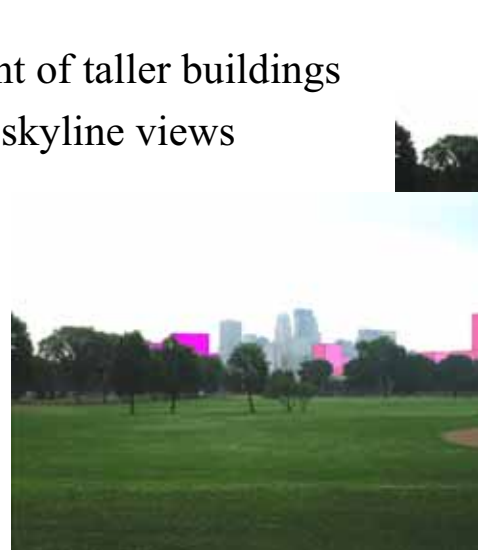
From I-394



From Cedar Lake Trail



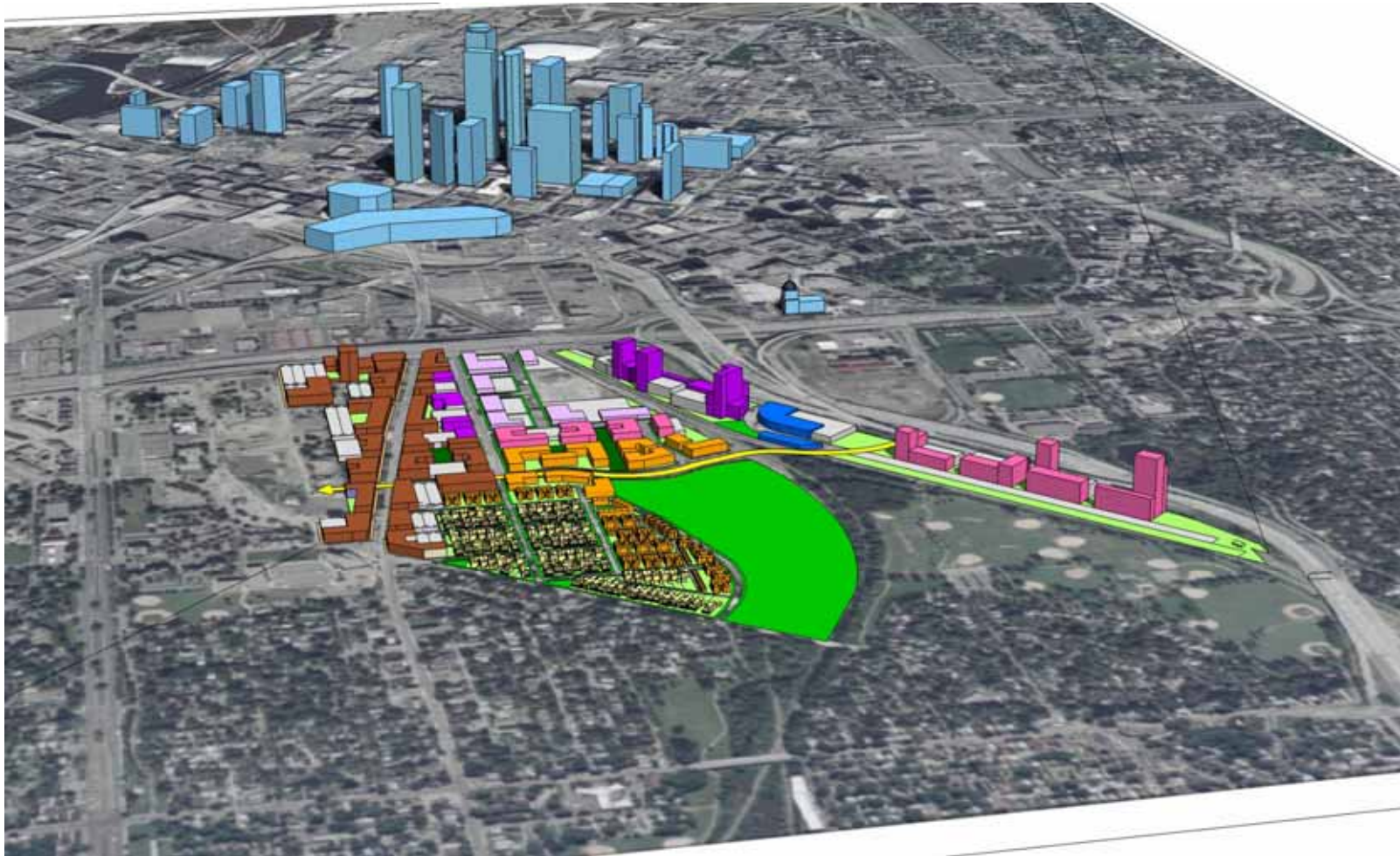
- Strategic placement of taller buildings
- Protect and frame skyline views



From Bryn Mawr Meadows



View Analysis - Relationship to Downtown



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Land Use Typology



Lower Density Residential

- 10-25 units per acre
- 2-3 Story buildings
- Garage parking
- Housing types: Single family detached, single family attached, mansion homes, townhomes, rowhouses, carriage house units.

Medium Density Residential

- 30 -110 units per acre
- 2-8 story buildings
- Surface and underground parking
- Housing Types: townhome, stacked townhome, apartments

Mixed Use: Housing /Office Retail

- 40 -75 units per acre
- 26,000 SF of retail/office
- 85 jobs per acre (estimated)
- 3-7 story buildings with 1-2 floors of office or retail with housing above
- Structured and underground parking



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)



Mixed Use: Housing /Office

- 80 -150 units per acre
- 25,000-75,000 SF of office
- 255 jobs per acre (estimated)
- 6-25 story buildings
- Structured parking



Office

- 60,000-90,000 sf per acre of office
- 300 jobs per acre (estimated)
- 6-25 story buildings
- Structured parking



Office /Light Industrial

- 15,000 sf per acre of development
- 50 jobs per acre (estimated)
- 1-2 story buildings
- Surface parking



Civic

- Transit station and/or school
- 25,000 SF/acre



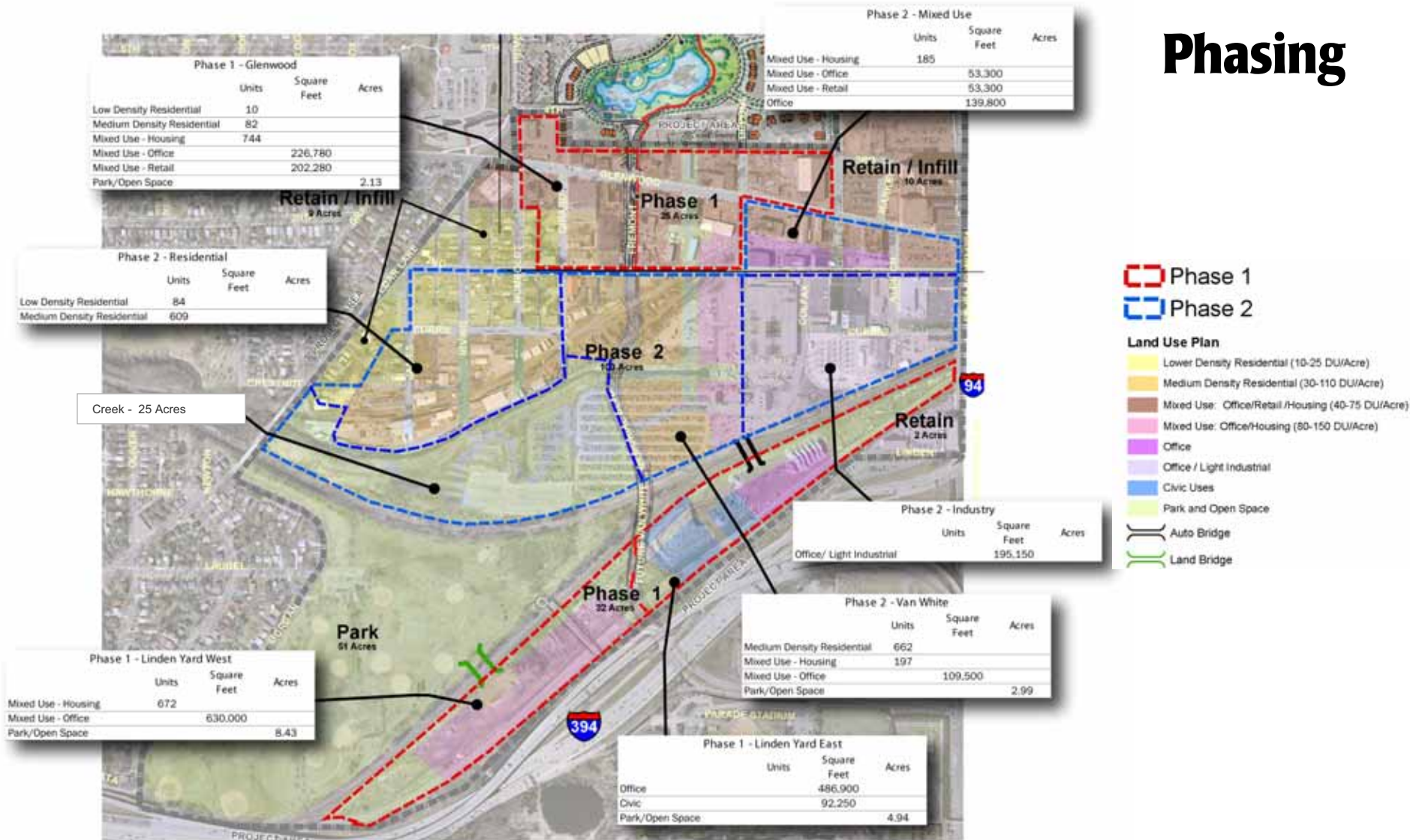
Park and Open Space

- Encompasses active and passive park areas



IMPLEMENTATION

Phasing

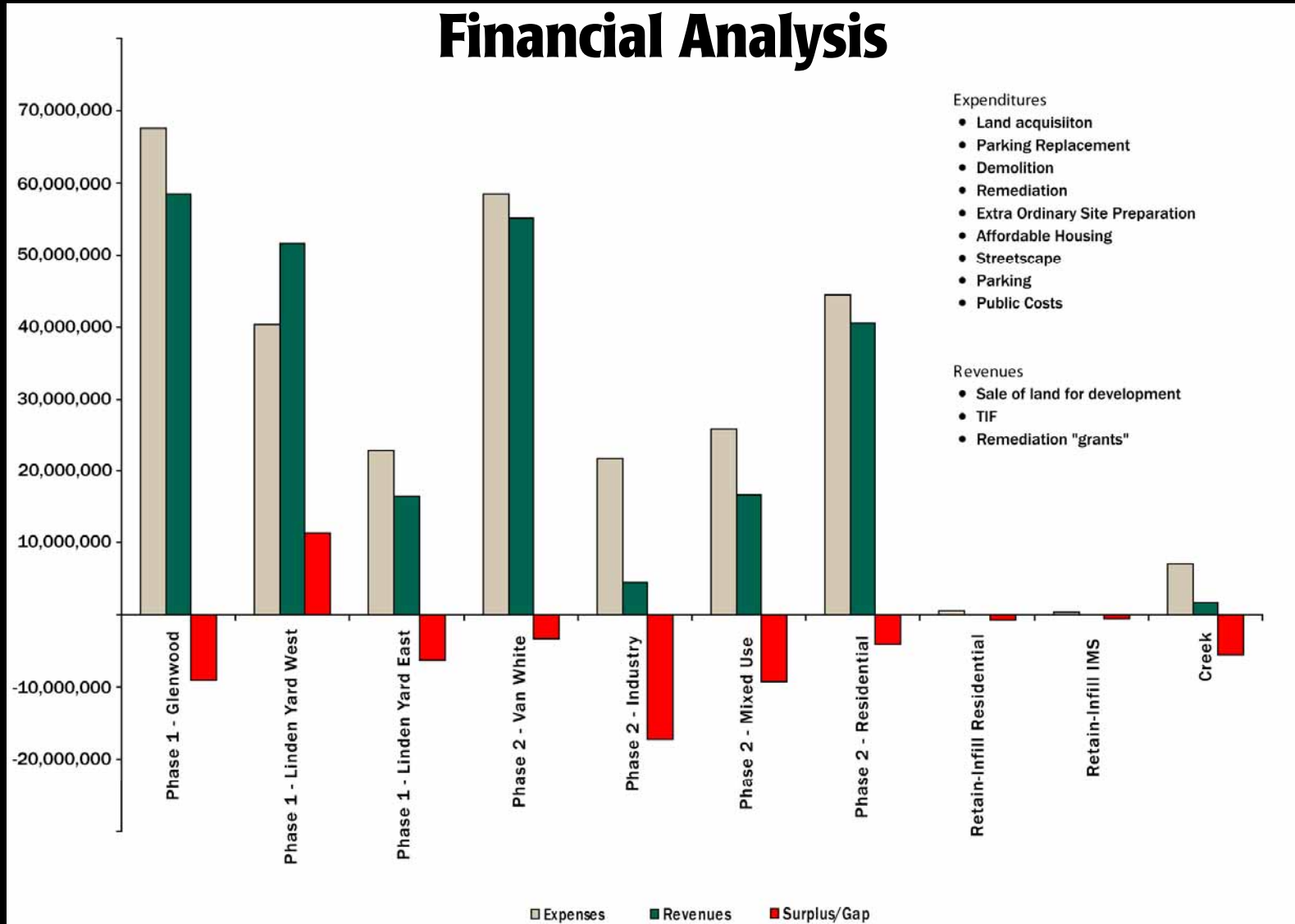


Financial Analysis

- **Divide Valley into sub-districts and phases**
- **Quantify the redevelopment plan**
 - Type and amount of development
 - Activities needed to facilitate development
 - Revenues available to support these costs
- **Do revenues exceed expenses?**
- **Broad assessment of financial feasibility**
 - Not a specific plan of finance
 - Cannot accurately predict every variable
- **Describe public actions and investments**
- **Frame elements of successful redevelopment**



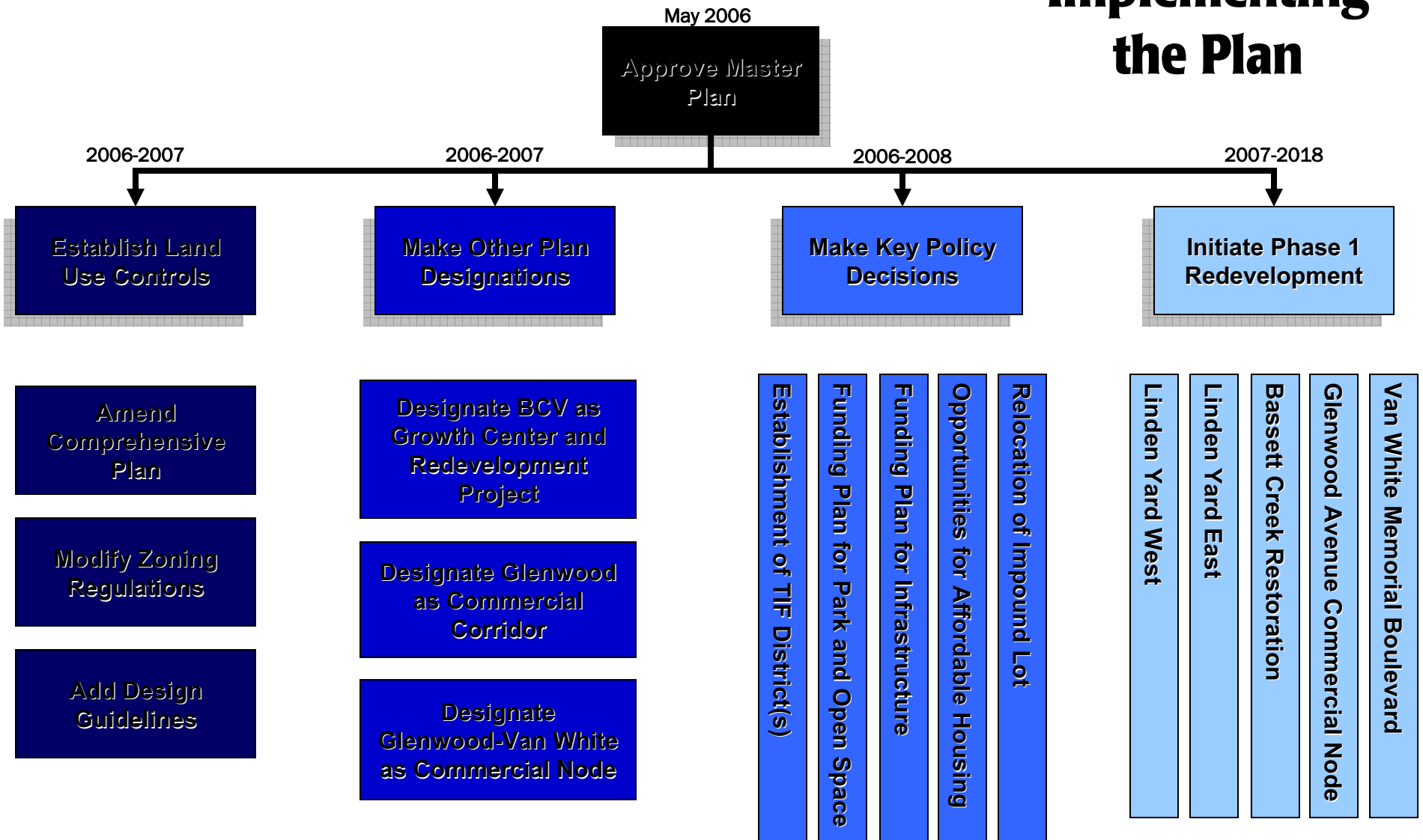
Financial Analysis



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Implementing the Plan



DESIGN GUIDELINES

- Communicate design vision and desired character
- Define the relationship and transition between public and private spaces
- Define both design and environmental performance
- Build upon zoning requirements
- Could be used as a basis for development and rehabilitation proposal review
- Could be one of the determining factors in public financial participation



Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Design Guidelines - Examples

DESIGN GUIDELINES - COMMERCIAL CORRIDOR

Walk Zone

7-10 feet clear; paved surface of brick, stone or concrete; intermittent canopy from build awnings.

Amenity Zone

6-8 feet wide; paved surface of brick, stone or concrete; location for boulevard trees, street lights, landscape accents, kiosks, benches, bike racks, trash receptacles, parking meters, temporary store displays and café seating.

Parking Lane

To be located along entire length of street frontage; 8-12 feet wide; either dedicated parking lane or rush hour auxiliary drive lane.

Landscaping

Street trees planted in engineered soil with tree grates at roughly 60-foot spacing; hanging baskets and/or raised planter islands in accent areas.

Lighting

Ornamental light standards and "dark sky-friendly" fixtures with banner arms and receptacles and plant basket hangers in accent areas; system design and pole spacing for roadway and sidewalk illumination; use lamps with high quality color rendering and emerging energy saving technology; tree up-lighting in accent areas; install receptacles at base of street trees for holiday tree lighting.

Traffic Calming

Textured paving at crosswalks; parked cars; street trees.

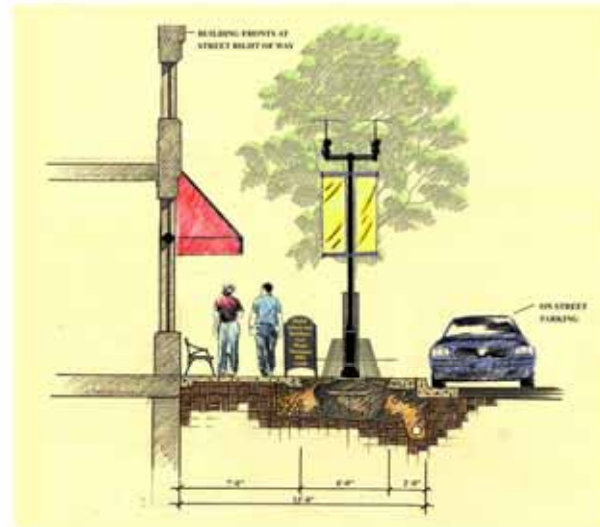
Stormwater

Pervious paving and infiltration trenches in amenity zones.

Building frontage extensions into streetscape zone (minimum 5-foot clear walk zone)

Café seating; sandwich sign boards; temporary merchandise displays; awnings cantilevered façade signs.

STREET TYPE - COMMERCIAL CORRIDOR



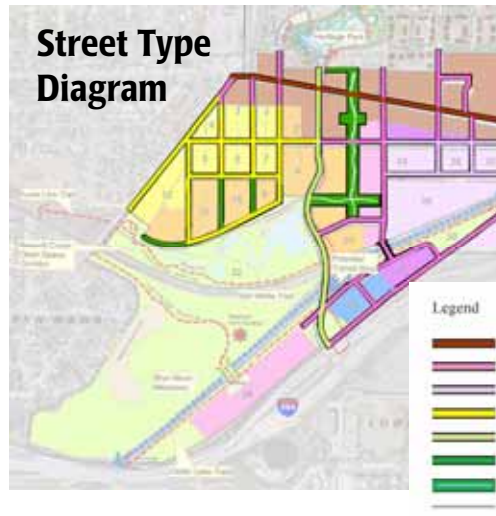
Bassett Creek Valley Redevelopment Plan

Redevelopment Oversight Committee (ROC)

Design Guidelines



Design guidelines address both the public realm (streets and public spaces) and the private realm (yards and buildings).



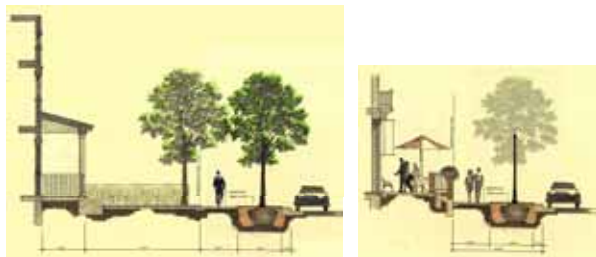
Design Guideline Matrix

		FRONTAGES						
		Store Front	Door Yard	Front Yard	Common Yard	Garage	Parking Lot	Parking Garage
STREETS	Commercial Corridor	Orange						Orange
	Commercial Side Street	Pink	Pink					Pink
	Office/Industrial Street		Purple					
	Residential Street		Yellow	Yellow	Yellow			
	Parkway		Green	Green	Green			
	Green Street			Light Green	Light Green			
	Public Plaza							
	Alley						Grey	Grey

Each street type allows for certain frontages based on land use



Street Type - Residential



Frontage Types



Common yard (top), front yard (bottom right), door yard (bottom left)

For example, a residential street will have frontage types of door yard, front yard or common yard



Stormwater Treatment

Strategies for stormwater treatment:

- Minimize impervious surfaces
- Green Roofs
- Pervious/permeable/porous pavement
- Bioretention Basins (rain gardens, bioswales, and filter strips)
- Alternative Storage Devices (for example, cisterns to store water for landscape irrigation)
- NURP ponds (traditional wet detention ponds)



Rainwater Gardens (above) capture runoff from small storms, promote infiltration and are an attractive amenity in the landscape



Pervious pavement (above)



Filter Strips and trenches are devices that reduce runoff (above and right)

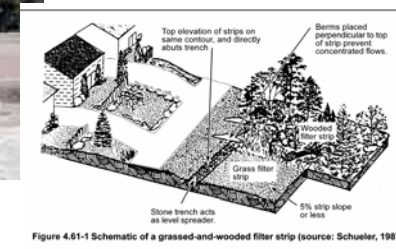


Figure 4.61-1 Schematic of a grassed-and-wooded filter strip (source: Schueler, 1987)

Bassett Creek Valley Redevelopment Plan
Redevelopment Oversight Committee (ROC)

Jobs & Housing Summary

- 8,000 - 10,000 jobs (4,000+ in Phase 1)
- Total new homes: 3,000 to 5,000
 - 1,200+ in Phase 1
- Homes at affordable levels: 600+
 - Neighborhood organizations committed to affordable housing
 - City Policy requires 20% affordable units for public financial assistance of redevelopment
 - Redevelopment Oversight Committee advocating more affordable housing than City policy



Immediate Next Steps

- Presentation to Bryn Mawr Neighborhood Board on March 8
- Presentation to Harrison Neighborhood Board on March 13
- City of Minneapolis review – currently
- Minneapolis Planning Commission review – April / May
- City Council Approval – May / June



Key Questions:

How is housing affordability ensured?

- City has 20% affordable housing requirement when public funds are used in redevelopment
- ROC is committed as long-term advocate of affordable housing and will have oversight of redevelopment
- Affordable housing contribution factored into master plan financial model



Key Questions:

How does the project provide living-wage jobs?

- Redevelopment will create over 8,000 jobs at all levels
- New jobs are within walking distance
- ROC is committed to working with developers to create living-wage jobs & job training



Key Questions:

Why is the scope of the project so large (230 acres)?

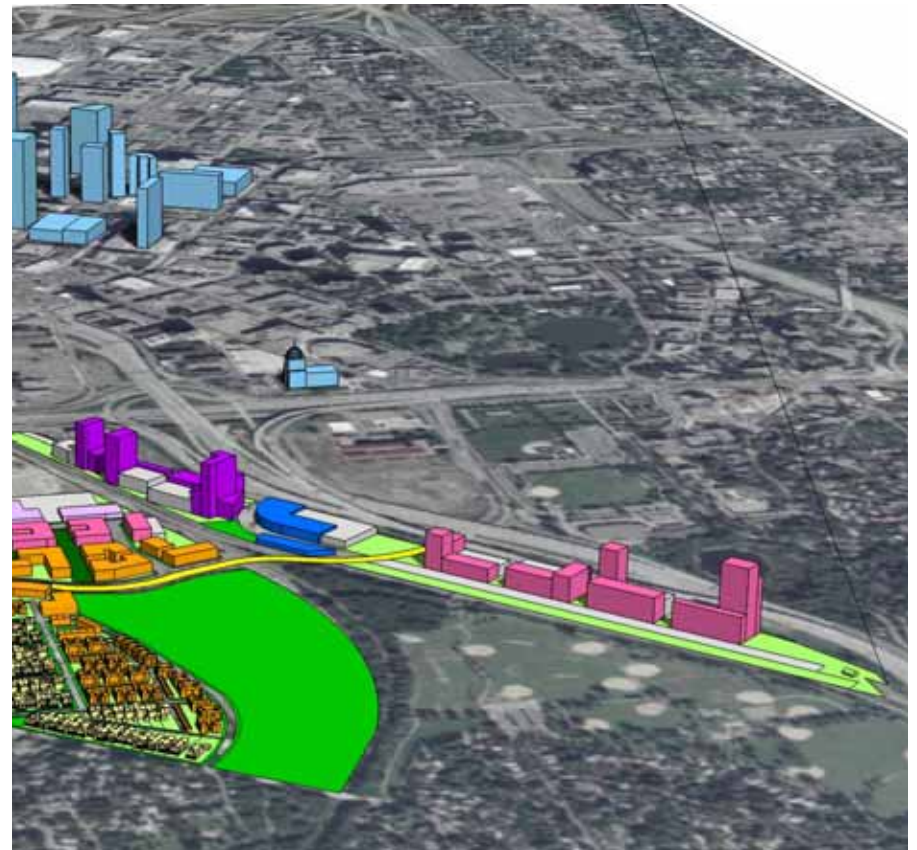
- Project boundary touches adjacent forces of influence on all sides
- Smaller area risks missing opportunities or avoiding constraints
- Implementation is a series of actions spanning 2+ decades
- Master plan answers question of “what is planned next door to my property”



Key Questions:

Why so much intensity in Linden Yard?

- Direct freeway access
- No negative impact to neighborhood views from north or south of I-394
- Land is 3-4 stories below freeway
- Because of taller buildings, open space can be preserved
- Intensity is essential as financial “seed” in other parts of Valley



Key Questions:

What happens to impound lot & public works?

- Acquisition and relocation contribution factored into financial model
- City already plans to relocate public works in Linden Yard
- Future project can blend impound operations with private redevelopment
- Redevelopment of Linden Yard should be tied to impound lot solution



Key Questions:

Why is Bassett Creek Commons proposed as habitat restoration, trails & playground instead of ball fields?

- Restoring Bassett Creek and surrounding habitat is the right thing to do
- Diverse residents demand diverse open space and recreational experiences
- With Bryn Mawr Meadows next door, it provides a good mix of active play areas and passive open space



Key Questions:

Are bridges across the railroad needed?

- Success of future housing & office in Linden Yard depends on strong neighborhood ties that bridges create
- West bridge offers shared parking with Bryn Mawr Meadows (helps solve current neighborhood parking conflict)
- East bridge needed for traffic circulation flexibility
- Bridges will enhance neighborhood access to Cedar Lake Trail

