

M E M O R A N D U M

Office of the City Council-City Clerk

May 15, 2002

TO: Council Member Sandra Colvin Roy, Chair
Transportation & Public Works Committee

FROM: Julie Norrid, Council Committee Coordinator
Ways & Means/Budget Committee

The Ways & Means/Budget Committee, at their regular meeting of May 13, 2002, had under consideration the following agenda item:

26. New Central Library Project:

Design principles for Nicollet Hotel Block: Consider principles for the block bounded by Hennepin, Nicollet, 3rd and 4th Sts

The Committee acted to refer the matter to the Transportation & Public Works Committee for review.

cc: Jan Hmcir
Richard Johnson



Request for City Council Committee Action From the Department of City Coordinator

Date: April 29, 2002

To: Council Member Barbara Johnson, Chair
Ways & Means/Budget Committee

Subject: New Central Library Project – Design Principles for the North Block

Recommendation:

Approve the New Central Library Implementation Committee recommendation that the City Council and Mayor consider the following design principles for the block bounded by Hennepin, Nicollet, Washington and 3rd Street:

- The development of low rise buildings and/or green space on the west (Hennepin Ave.) side of the block
- The placement of any substantial structures (i.e. high rise tower(s)) on the east (Nicollet Ave.) side of the block
- The placement of north block development to respect the preservation of vistas and light to the library and alignment with adjacent green space

(4400 – 908 – 9080).

Previous Directives:

August 2000 adoption of the Implementation Committee's recommended site concept calling for a two-block, mixed-use project that includes the library, planetarium, housing, retail, parking and public space.

February 27, 2001 approval of project resolution, organization chart and memorandum of understanding between the City of Minneapolis and Library Board reaffirming their commitment to work in partnership towards the design and construction of the New Central Library.

May 14, 2001 approval of the New Central Library Project Scope, Budget and Schedule.

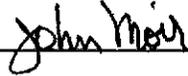
December 14, 2001 authorization to execute a contract with Architectural Alliance/Cesar Pelli & Associates to provide architectural/engineering services for the New Central Library Project.

March 1, 2002 direction that the architect for the new Central Library Project complete the Master Plan with respect to the north site focusing on economic development options that generate tax increment (such as housing) for submission to the City and Library Board on a receive and file basis.

Prepared/Submitted by: Richard A Johnson, Project Coordinator



Approved by: John Moir, City Coordinator



Presenters in Committee: Richard A Johnson, Project Coordinator

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee

Coordinator

Community Impact (use any categories that apply)

- Neighborhood Notification
- Neighborhood Notification
- City goals
- Zoning Code
- Other

Background Supporting Information:

In August 2000, the City of Minneapolis and Minneapolis Library Board of Trustees approved constructing the new Central Library on the same site as the current Central Library. The decision to construct on the same site was the result of an extensive site evaluation process that had started in 1999. The City and Board also approved a two-block concept utilizing the existing library site and Nicollet Hotel site.

In August 2001, the Implementation Committee decided that before proceeding into the design phase of the project both the current library and Nicollet Hotel sites should be reevaluated to determine which site worked best for the new Central Library.

On December 19, 2001 the project architects presented the Implementation Committee with multiple options for locating the library, planetarium and housing on the two sites. The Implementation Committee instructed the architects to proceed with work on four of the options (two involving the library on the north site and two involving the library on the south site)

On January 16, 2002 the architects presented the committee with additional information regarding the two general options (library on the north site vs. library on the south site). The committee was split between proponents of the north and south sites for the library. The architects were directed to do additional study of the feasibility of placing the library on the north site.

On Feb. 12, 2002 the architects proposed that the Library be built on the south site with the Planetarium built on the north site in the midst of green space. Under this plan, housing would not be part of the project. After extensive discussion, the Implementation Committee recommended that the library and the planetarium be built on the south site with additional study done of the north site to determine its best use.

On March 1, 2002 the City Council directed the architects to complete the Master Plan for the project by focusing on master plan options for the north site that would generate tax increment (including housing) only.

On April 16, 2002 the architects presented master plan options to the Implementation Committee which then forwarded recommended design principals for the north site to the City Council for its consideration.

Richard Johnson will be present at your meeting to respond to questions.