



Request for City Council Committee Action from the Department of Community Planning and Economic Development—Planning Division

Date: 8/24/06

To: Council Member Gary Schiff; Chair, Zoning and Planning Committee

Referral to: Not applicable

Subject: Appeal of the decision of the Minneapolis Heritage Preservation Commission to deny the Certificate of Appropriateness for the DeLaSalle Athletic Facility located at 25 West Island Avenue and 201 East Island Avenue within the St. Anthony Falls Historic District.

Recommendation: Deny the appeal

Previous Directives: Not applicable

Prepared by: Michael Orange, CPED—Planning Division (612-673-2347, michael.orange@ci.minneapolis.mn.us) Approved by: Jack Byers, Planning Supervisor Presenters in Committee: Michael Orange

Reviews

- Permanent Review Committee (PRC): Approval ___ Date _____
- Policy Review Group (PRG): Approval ___ Date _____

Financial Impact

- No financial impact: No substantive financial impact
- Action requires an appropriation increase to the ___ Capital Budget or ___ Operating Budget: Not applicable
- Action provides increased revenue for appropriation increase: Not applicable
- Action requires use of contingency or reserves: Not applicable
- Action is within the Business Plan: Not applicable
- Action requires a change to the Business Plan: Not applicable
- Other financial impact: Not applicable
- Request provided to the Finance Department when provided to the Committee Coordinator: Not applicable

Community Impact

- Neighborhood Notification: Notice to the neighborhood and surrounding property owners is as follows:
 - On October 21, 2005, the City announced the availability of the Environmental Assessment Worksheet (EAW) the City prepared for the project.

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- The Minnesota Environmental Quality Board published an EAW notice of availability in the *EQB Monitor* on October 24, 2005.
- The City held a public comment meeting on the EAW on November 15, 2005.
- The City notified the neighborhood groups and the property owners within 350 ft. of the site of the public hearing on the project held by the Minneapolis Heritage Preservation Commission on 8/8/06.
- **City Goals:** Enriched environment—green space, arts, and sustainability: In five years there will be plentiful green spaces, public gathering areas, celebrated historic architectural features and urban forests in Minneapolis; lakes, rivers and the soil and air will be clean; the city's parks and the Mississippi riverfront will be valued and utilized; opportunities to experience diverse cultures and the arts will abound; and usage of renewable energy will be increasing.
- **Comprehensive Plan:** Within the overall citywide comprehensive framework of the City's adopted Comprehensive Plan, the *Minneapolis Plan* (Plan), no specific policies address the location of this Project. Plan Policies do address both the purpose of the Project, and how it must be incorporated into its surroundings. Plan policies and possible implementation steps are provided in the following Plan policies:
 - Policy 6.3: Minneapolis will offer a diverse range of programming and recreational facilities for resident use.
Implementation Steps (selected):
 - Diversify the recreational facilities offered by the city to respond to the wide range of resident interests.
 - Collaborate and coordinate space sharing maintenance agreements and programming among public agencies.
 - Encourage the maintenance and rehabilitation of historic park buildings.
 - Provide sports facilities that are comparable to suburban complexes for the use of teenage sports programming and activities.

 - Policy 6.4: Minneapolis will make parks secure, attractive places and ensure that these facilities are accessible, enjoyable and safe.
Implementation Steps (selected):
 - Use design features that promote safety and security when constructing or renovating park spaces.
 - Ensure that adjacent land uses contribute to the safety and ambiance of the park.
 - Provide safe pedestrian crossings at streets adjacent to parks and reduce the speed of traffic and street width where possible.
 - Maintain public roads and circulation systems to link parks with neighborhood surroundings and provide visual links to passing traffic.
 - Locate lighting grids in city parks based on standards for safety, aesthetic improvements, capital costs and energy efficiency.
 - Bring all public buildings into compliance with fire and ADA codes.
 - Remove environmental concerns and update general building infrastructure needs (roofs, windows, electric systems, telephones).

 - Policy 9.8: Minneapolis will maintain and strengthen the character of the city's various residential areas.

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Implementation Steps (selected):

- Infill development standards must reflect the setbacks, orientation, pattern, materials, height and scale of surrounding one and two family dwellings.

Policy 9.15: Minneapolis will protect residential areas from the negative impact of non-residential uses by providing appropriate transitions between different land uses.

Implementation Steps (selected):

- Provide appropriate physical transition and separation using green space, setbacks or orientation between residential and nonresidential uses.
- Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.
- Require screening and buffering for new developments next to residential areas,
- Minimize automobile and truck impact on residential streets and alleys by enforcing penalties for travel on routes where trucks are prohibited.
- Promote quality design and building orientation of commercial and industrial development that is appropriate with the surrounding neighborhoods.
- Use the site plan review process to ensure that lighting and signage associated with non-residential uses do not create negative impacts for residentially zoned property.
- Mitigate, through screening and buffering, limiting the size and scale of a building, and a business’ hours of operation, the effects of commercial properties on residential areas.

Policy 9.21: Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space.

Implementation Steps (selected):

- Apply the form and density approach within the context of a neighborhood or a site and within the framework of The Minneapolis Plan and NRP Plans when evaluating the appropriateness of development proposals for specific sites.
 - Limit non residential land uses allowed in low density residential areas to religious institutions, specific public facilities such as schools, libraries and parks and other non residential land uses that can be integrated with low density residential uses through proper location, site planning and facilities design.
- Zoning Code: The Project site is zoned for residential use and is split between two districts with Grove St. serving as the division line. The DeLaSalle site, downriver from Grove St. is designated R1A, Single-Family District. The MPRB site, upriver from Grove St. is designated R3, Multi-Family District. Schools, like DeLaSalle, are allowed as conditional uses in these districts. Chapter 536.20 provides specific development standards for schools:
 1. The use shall include a regular course of study accredited by the State of Minnesota.

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2. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
3. An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Chapter 537.110 provides specific development standards for athletic fields:

1. The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.
2. The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
3. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

The required parking for the Project is provided in Chapter 541.180, Parking requirements for certain recreational uses:

12. Stadium or grandstand: parking equal to thirty (30) percent of the capacity of persons. With the proposed 750 seats, the requirement is 225 stalls. This is close to the 250-stall parking demand estimated in the TDM Plan.

Chapter 525.340 provides the findings the City Planning Commission shall make before granting a conditional use permit:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
 4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
 5. The conditional use is consistent with the applicable policies of the comprehensive plan.
 6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
- Other: An extensive public record has been generated for this project. It is available as follows:
 - All documents associated with the Environmental Assessment Worksheet (EAW) are available on the City's web site:

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(<http://www.ci.minneapolis.mn.us/planning/delasalle.asp#TopOfPage>) and by request of the Planning Division.

- All documents associated with the DeLaSalle application for a Certificate of Appropriateness are available on the City's web site: (<http://www.ci.minneapolis.mn.us/cped/agendas/hpc/2006/20060808hpc.asp>) and by request of the Planning Division

Supporting Information:

Exhibit 1. Action of the Minneapolis HPC on 8/8/06

Exhibit 2. Minutes of the 8/8/06 public hearing as regards the subject project before Minneapolis HPC

Exhibit 3. Appeal by DeLaSalle High School

Exhibit 4. Planning Division staff report to the Minneapolis HPC

Exhibit 5. Information that has been received by Planning staff since the close of the Minneapolis HPC public hearing on 8/8/06:

- a Revised drawings from DeLaSalle High School (layout plan and landscape plan, and drawings A1 to A4)
- b Letter from Gary R. Johnson (received 4/18/06)
- c Letter to Jon Oyanagi from Jerry Bahls (received 4/24/06)
- d Email from Jackie Johnson Heilicher (received 4/24/06)
- e Letter from Patrick Scully to Council Member Gary Schiff (received 5/2/06)
- f Email from Chris Steller (with attachments, received 8/4/06)
- g Letter from Friends of Coldwater to the City Council (received 8/4/06)
- h Letter from Rhonda Gilman to the Minneapolis HPC (received 8/7/06)
- i Email from Nancy Romslo (received 8/7/06)
- j Email from Kyle B. Mansfield (received 8/8/06)
- k Email from Linda Sheran (received 8/9/06)
- l Email from Eric Galatz (received 8/8/06)
- m Information from Edna Brazaitis (received 8/10/06)
- n Letter from Paul Clifford Larson to Philip Koski (received 8/10/06)
- o Letter from Harry and Joann Stevens to Michelle Dunn (dated 7/24/06)
- p Letter from Tracy Smith to Michelle Dunn (dated 7/23/06)

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**EXHIBIT 5
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Minneapolis Heritage Preservation Commission

Actions

Regular Meeting
Tuesday, August 8, 2006
5 p.m.

Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Call to Order

Roll Call: Chair Koski, Commissioners Anderson, Herman, Larsen, Lee, Messenger and Ollendorf.
Excused absences Commissioners Dunn and Grover

Old Business

New Business

Permit Public Hearing

Approval of the Consent Agenda

ACTION

MOTION by Commissioner Larsen to move item #1 to the consent agenda. **SECOND** by Commissioner Anderson. **MOTION APPROVED** with Commissioner Messenger abstaining.

Items for Public Hearing

1. Bennett Lumber Project; 2836 Colfax Ave. S. (the project site includes the south half of the blocks bounded by Colfax Avenue S., the Midtown Greenway, Emerson Avenue S., and 28th Street); Chicago, Milwaukee and St. Paul Railroad Grade Separation Historic District; by Chris Winter, on behalf of Sherman Associates, for a Demolition permits for a) three portions of the building at 2836 Colfax Ave. S. (Building 1 Annex and Buildings 2 & 3), b) the "Boathouse" building at 2821-25 Dupont Ave. S., and c) the 4 structures at 2828 Emerson Ave. S. (Staff: Michael Orange)

ACTION

MOTION by Commissioner Larsen to **adopt** staff findings and **approve** the Demolition permits for the Bennett Lumber Company Project for a) three portions of the building at 2836 Colfax Ave. S. (Building 1 Annex and Buildings 2 & 3); b) the "Boathouse" building at 2821-25 Dupont Ave. S.; and c) the 4 structures at 2828 Emerson Ave. S. **SECOND** by Commissioner Lee. **MOTION APPROVED** with Commissioner Messenger abstaining.

2. De LaSalle High School Athletic Facility; 25 West Island Avenue and 201 East Island Avenue; St. Anthony Falls Historic District; by Michael O'Keefe, on behalf of De LaSalle High School, for a Certificate of Appropriateness to build the De LaSalle Athletic Facility and close the eastern half of Grove Street. (Staff, Michael Orange)

Commissioner questions and comments:

Commissioner Anderson: Commented that she did not hear about the resurfacing of the parking lot and wondered if that is not a consideration for tonight.

Michael Orange: Part of the project is to take a part of the area between East Island Avenue and the riverbank and what is currently compacted gravel and weeds, an informal parking lot for overflow parking and create a parking facility for De LaSalle. That is part of the project.

Commissioner Anderson: Is this a consideration for the HPC Commission or is it separate from what we will comment on today?

Michael Orange: It is a part of the project. It was included in the report.

Commissioner Koski: Were we to approve this project tonight we would be approving the design as we see it, including all the materials, colors, etc. that have been presented tonight, is that true.

Michael Orange: That is correct.

Commissioner Koski: Would then ask about the finding that the materials are acceptable. He has an issue with what is referred to as stucco, he sees a sample of a product which an exterior insulating and finishing system which specifically has been discussed by this body a number of years ago on an addition by De LaSalle that was denied and appealed again to City Council and the HPC decision was upheld in that situation. Bottom line is that stucco is not an acceptable material in the district and especially not EFIS. He wonders if that was unknown to staff and how staff would amend their finding accordingly.

Michael Orange: Was not aware of that. He knows that the material is not EFIS and it is stucco and he was not aware that the HPC had denied stucco as a building material.

Commissioner Koski: Would like a chance to review the retaining wall system that is being proposed of the project. They are not all equal. On other applications that have come before HPC specifically the Lake of the Isles trail improvements; there were retaining walls that the HPC also did not approve because they were simulating a natural stone appearance as opposed to being frankly concrete or other genuine building material.

Michael Orange: The smaller sample is here. In his office is a base stone that is a concrete masonry unit that is stone faced. It is 2 feet by 3 feet and about 5 inches thick.

Commissioner Koski: Stated that it is difficult to judge base on one sample. He will see if they can wrap something up into the findings if they make a concluding motion at the end of the public hearing.

Commissioner Herman: Apparently staff had founded that the mitigation plan to mitigate the destruction of the road or the vacation of the road was not adequate. Is there something more that could be done that would change staffs position on that?

Michael Orange: The evidence in the record, a lot of experts looking at that, we had the expert opinion of the Historical Society, the National Park Service, architects, other historians, there were a lot of people on staff that were working on this project. The sum of that is the importance of the view, the visual effect of having this street alignment obstructed and there is voluminous information on the importance of that view. The project provides a view only to the East as you look through the hole in the bleacher section across an athletic field and on the far side they are proposing two pole banners without a detail of what that is.

A pole and a banner that now lines up. And that would be the view if you were standing here to look through this hole you should be able to see these two poles on the far side of the field. The field is aligned differently, it is not 90 degrees to the road, so you will see all of the yard markers for the football field and soccer fields will be askew from that alignment. As you look through this opening you would be looking at it at an angle. If you want to line up with the former street alignment. We see that as important degradation of the view. Viewing from the West is a 9 foot retaining wall in order to keep the field flat – it is already elevated. There is a retaining wall to the south that will stay there. The view to the west of the alignment will be nothing more than a niche in the retaining wall that shows you where the alignment was from the sidewalk, or picture yourself walking north on East Island Avenue it will be a niche in the retaining wall with a historical plaque as proposed. You might be able to see the two pole banners above with no sense of where does this go what's the road on the other side. That disruption of the visual effect of a historical resource is significant adverse effect and these mitigating measures, including the best we could come up with, do not mitigate that sufficiently.

Cmssr Ollendorf: Asked if there is a graphic of the footprint of the proposed stadium in proximity to the Grove Street Flats and the Nicollet Island residential area.

Michael Orange: Pointed it out on the aerial photo.

Cmssr Ollendorf: Commended the archeologists and historians for their reports. They are very thorough and good information to sink ones teeth into. In terms of the planning departments interpretations from some of the reports she is finding conflicting information. The historic resources survey report proclaimed, not to have an impact on the Grove Street Flats. She recalls that the SHPO letter disagrees with that. And the planning departments stand on that?

Michael Orange: Stated that we have to separate things. The archeology, we have covered that, and the closure of the road and adverse effect. Now we are down to just the project of the construction aspects alone and the planning department agrees with Landscape Research that it has no adverse effect.

Cmssr Ollendorf: Would like to encourage the planning department to consider affects to archeological resources in phases. We are talking right now about potential archeological resources and jumping to the conclusion that a mitigation plan could adequately address those. In previous projects most recently we have heard the Whitney Hotel project, that was basically a salvage project for an archeologist that the construction was underway at the same time the archeologists were there to recover any archeological resources and that really does not do the resources any justice or help us address any research questions when we are in a situation like that. We should think in these phases that are not unusual in the national 106 process. The planning department's stand right now is that the archeological resources, if any are there, could be mitigated through a mitigation plan. We do not know if there are significant archeological resources. We need to be cautious and allow some time in that process to figure this out. I think that SHPO had stated that the adverse effects to any archeological resources could be mitigated through a mitigation plan, but she did not see that documented in their letter. Is that something from discussions.

Michael Orange: You have their letter in the staff report.

Cmssr Messenger: Questioned the ticket booth and that it will be a portable structure made predominately out of stucco and brought out for events only. That is a fairly heavy structure how would they go about moving it?

Michael Orange: Presumes a forklift.

Cmssr Koski: Established some ground rules for the public hearing. Turn off cell phones. Applicant will be given the opportunity to speak first. Organized group of opposition will follow the applicant. Sign up sheet to be filled out by speakers. He will allow a reasonable amount of time to speak.

The public hearing was opened at 6:03 p.m.

Public hearing transcription:

Eric Gallat, De LaSalle High School, One point to make clear is pursuant to the approvals they have gotten from the Park Board to this stage and the agreement they have entered into with the Park Board. De LaSalle has got the responsibility to move forward with the application process, they bare the cost of doing it and hire the consultants. This is a joint project. The ultimate use of the facility will be shared equally, the costs will be borne by De LaSalle High School the Park Board is providing half of the land approximately for the project and De LaSalle High School is providing the other half. The Park Board will be speaking on their behalf. You have heard from the staff and staff report that there are ultimately two issues that the staff recommends as the basis for their recommendation of denial of the Certificate of Appropriateness and that is the view down Grove Street and he will add to that the passage down Grove Street. They acknowledge that it is an important component of the historic district, that it is important with respect to the standards, their own consultants have told them that and they have reported what their consultants have told them to the City of Minneapolis through the EAW process and the Park Board and their TAC process. They are not disputing the value of the street. They are asking this commission to exercise it's discretion in determining that the view down that street is not as important as the field is to the children of Minneapolis and the students of De LaSalle High School.

Judd Rietkerk, Minneapolis Park Board, The Park Board did approve this concept plan and the reciprocal agreement in March of 2006. There is a benefit to that, the Park Board is getting a little give and a little take on this. This is not unusual. They have 25 other agreements with the Minneapolis School District which involve reciprocal agreements. The Park Board uses their facilities and they use the Park Board's facilities. From the Park Board perspective this is not an unusual event to see happen out here. They have been through this before. They went through the Fort Snelling issue, they put six soccer fields and three baseball fields on the Fort Snelling polo grounds one of the most historic sites. Mitigation was the name of that game. And he questions why this cannot be mitigated. The term mitigation is to solve a problem not being able to mitigate it becomes a question. In the context of the Park Board's overall management and ownership of the island, they have been involved in that island project since the early 60's. He would like to say that in 1968 the Park Board and the city stepped in on Nicollet Island and stopped the destruction and deterioration of the Island. That was when the first urban renewal plan was prepared for this project. Up to that point natural causes and development were destroying the island's character. Everything used and thrown away, it was a very low point. The characteristics were slum housing, flop houses and blighted condition. That stopped in 1968 when this action started. The ownership over this 12 year period from 1968 to 1980, when the Park Board agreed with the residents and other people that there should be housing on this site, it was an important step in the recovery of the Island. It took from 1968 to 1980 to get that decision made through the public process, 12 years, and it took another 3 years to get it agreed to by the Metropolitan Council which oversees all of our activities. 23 years later we are getting to another phase. All of these steps have been part of a master plan but also all are part of a process, not necessarily all exceptions, but compromises to achieve the ultimate goal of returning Nicollet Island back to a public facility that has a historic character and has all of these historic qualities reestablished in it. The portion of this that deals with this is only another terminal period. We have an agreement that is coexistent with the agreement with the residential

properties. This is not a non-reversible process. This is all reversible and it can be put back in and it can be rededicated. There is not anything we are doing on this site with this action that will prohibit us from eventually reaching our goal. It took them 140 years to get to the position where they have started recouping and during the existence of this Island around. It will take a little more time to get through that whole process and turn this back into the entities that they have seen it as from 1968.

Tim Keene, Chair of De LaSalle Board of Trustees. Showed a 1928 aerial photo of Nicollet Island. De LaSalle has been on the Nicollet Island since 1898, they are in their 108th year of operation. One minor correction to Mr. Orange's report, the main building that was referenced was not built in 1929, it was constructed between 1922 and 1924 and it still stands. De LaSalle is the longest running resident currently occupying Nicollet Island. The school is faithful to the tradition. It's founder St. John Baptist De LaSalle in the 16th century of educating the urban poor. They have 640 students enrolled, graduated 130 this past May. 97% of those graduates are going on to college including 3 appointments to West Point. He put the 1928 aerial photograph up because there is one constant on the Nicollet Island it is change two buildings on this aerial still stand. The De LaSalle 1924 building and the Grove Street Flats. Whose history are we talking about? If you go into the main lobby in the entryway of De LaSalle High School you will see a photo collage of historic photographs of the East Bank and Nicollet Island area. There is an 1854 photograph of **Keep Peace** of the Sioux Community whose history are we addressing here today and whose heritage? Clarifying the parking lot to the East of East Island Avenue is not part of the De LaSalle project. He introduced John Derris who will speak from an important plan that was adopted by the Minneapolis Civic Commission in 1917. It was a Civic Commission that included John Delatare, who lived on Grove Street, he was the brother-in-law of William Eastman, one of the original European settlers of Nicollet Island, this was a plan that evolved over decades and the primary consultant was Daniel Burnham, who is a neoplotionician of urban planners in the history of this country.

John Derris, Board of Trustees for De LaSalle. He has served as an Alderman for four years in Minneapolis Council, chaired the Zoning & Planning committee of the Minneapolis City Council and was for many years a member of the Planning Commission of the City of Minneapolis. He served for almost 20 years as a Hennepin County commissioner and during most of that time he served as Chair and therefore the president of the building commission that ran this building and was part of the group that started the restoration of this beautiful room. When he read Commissioner Koski's job description about who he is and what he does, he thinks it is wonderful that we have such a commission that concerns itself with the heritage of the City of Minneapolis and its preservation. Not the recent heritage but the heritage. Part of that heritage which is not referenced in these proceedings is the book he received as a gift from the County Board which is the original plan of the City of Minneapolis, and as Tim said, it had most of the people you think as notables of the City of Minneapolis at the time. It was published in 1917 but started around 1908. Members of this commission were: the Board of Parks, the Northside Commercial Club, The Southside Commercial Club, The St. Anthony Commercial Club, The Engineers Club, The Municipal Art Commission, The Retailers Association, The Women's Club, The Trades and Labor Assembly, The Executive Committee and this report consisted of the Civic Commerce Association of Minneapolis, The Park Board of Minneapolis, The City Parks Association of Philadelphia, Cass Gilbert who built the State Capital and some of the most important buildings of our nation, was the most prominent member of this commission that prepared this report which is not referenced in this proceeding. The Bureau of American Republics, the Minneapolis Institute of Arts and the Twin City Rapid Transit Company. He will go to the part of this report and talk about what it states about Nicollet Island. On page 160 it starts, as you know most of the people who oppose this here are residents of Nicollet Island, the manifest destiny of Nicollet Island is to be a park. It's past history and present use evidence the fact that it is not permanently desirable for residences or businesses but its location is ideal for recreational purposes. On

page 161 it states the central portion is splendidly suited for a great stadium, large enough indeed for airplane fields. On page 162 it states the greatest play field, but irrespective of use for airplanes or any else its availability is greatest of all as a playground and that cannot be over emphasized the quadrennial Olympic games last held at Stockholm could well be held here. When they come to America in happier days they could well be held here. All sorts of outdoor sports could be provided for. The river on both sides provides river swimming pools and its possibilities for sports of all kinds are unsurpassed. That is what the people who founded this city said about Nicollet Island and its future use. He thinks in civic organizations we are guilty of revisionist history, we create history without referencing what went on before. You are preserving our heritage here and when you do he thinks it is very important that you reference this book and what its plans and the people who planned the City of Minneapolis had planned for Nicollet Island, not just lately, but historically.

Mike O'Keefe, Vice-President of De LaSalle High School. This has been filled with some degree of rancor among the opposing parties. That has been regrettable. Well intentioned people and visionaries for the City of Minneapolis have expressed their opinions on either side of the issue. As a school we appreciate this opportunity to meet with you. He had the opportunity to read about the purpose of the Heritage Preservation Commission, noted under 599.30 this chapter is adopted to promote the recognition, preservation, protection and reuse of landmarks, historic districts and historic resources, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment. They believe that the staff report prepared by the city is quite thorough and they appreciate that particularly in relationship to sound, like and traffic and some of the other issues that have been thrown out there as part of the dialogue that precedes their meeting today. They acknowledge that the view on Grove Street is an issue that they would wish to address in mitigation as well as the archeological resources. They understand that the purpose of the HPC is to regulate change in historic landmarks and historic districts. And there is no historic district that has been more changed throughout the years than Nicollet Island. The constant for 100 + years as the longest standing institution on the island is the De LaSalle High school. Their most important resource, and he realizes that the HPC deals with building materials and street plats and all those things, their most important resource is the children and families of this city. When De LaSalle opened in the 1st part of the 20th century they educated the children of the immigrants who came here and many of them did not speak English and brought their children to the heart of the city with the purpose of trying to help them get ahead in life. Here we are at the beginning of the 21st century and De LaSalle still has a significant outreach into every neighborhood in this city. We have 640 students; it will be closer to 650 when this school year starts. They will come from about 105 grade schools. Every public and private middle school and grade school in Minneapolis has at least 1 student enrolled at De LaSalle. Every neighborhood is represented. Every socio-economic group is represented. As a showing of our mission, our long standing commitment to a mission that precedes our time on the island we annually raise and then allocate in excess of 1 million dollars of financial help to families. And there is no other school of our kind in the state of Minnesota that can make that claim. They have a wonderful diversity, 37% of their students come from single parent households. And they come from every possible background. They come to the heart of the city to an island that we hold dear, just as residents hold dear, as many people in this room hold dear and they believe it is ultimately one of the most positive things that they can do to introduce them to the history of this community. On Monday their class of 2010, and every time he says that he backs up a little bit, they come down for their first day of academic orientation at the school, 13-14 year olds, older than the asphalt tennis courts and the chain link fence across the street from their current practice facility. 13-14 year olds, nervous, yet eager to begin. The very first teaching unit they will get from them, as every class from the last 25 years has, will be a unit on Nicollet Island history, Minneapolis history, Minnesota history, as they are all interwoven. Their institution, school, which deals with the human resource of this whole equation, the flesh and blood, the children that are part of our community, and their parents, will be introduced first and foremost to the rich history of their community. In terms

of change, while there have been many constants with De LaSalle, they to have had to adapt to continue to be historically relevant to the time which they educate both girls and boys. He was director of admission for 10 years at De LaSalle, prior to taking on some other responsibilities; he personally has had at least one conversation with almost every family that has been a part of their community for the last 16 years. And they way in which families, who remain the primary educators of the children of their community, the way in which families choose to educate their children has changed. When his father went to De LaSalle in the 1930's having grown up in SE Minneapolis he would walk out the door and with his grandparents blessing hop on a freight train and take the train around to the island hop off and go to school. At the end of the day he would hop on a train and go back again. He was not alone. There were 100's of people who tell the same story. There is not a parent in Minneapolis that would endorse that right now. When he was a child growing up in the 70's in SE Minneapolis, he would go out the door and hang out in the park all day long. There are very few parents in the City of Minneapolis that would endorse that these days. What this is about is an educational resource. It is providing an opportunity for our families to have safe and reasonable and adequate facilities so that as family life has changed here in the City of Minneapolis we can continue to educate our children in the best possible way. After school programs are an inherent part of all of the calls when people ask for information about De LaSalle, it is asked about more often than any other question, what you can do for my child, within the area of arts, leadership, athletics, what ever it may be. Their opportunity here to partner with the Minneapolis Park and Recreation Board and provide some out growth of service to those families of Minneapolis that even goes beyond what they can do for 9th through 12th graders, is just another sign that they are committed to doing something for the families of Minneapolis. And that is a historical legacy that has to be part of this conversation even while we are discussing building materials. They respect the fact that there are issues about this. They know it is not easy. But they also understand that if they do not discuss this in human terms and put the lives of our children and this community, particularly in a year like this one, the children and families of this community at the forefront of any of these discussions at the city level, then he thinks we are missing the bigger picture. He knows from De LaSalle's perspective when people ask why we are doing this. This is specifically why we are doing this. They are obligated to meet the educational needs of the children of this community as they have for over 100 years.

Jaye Pomeroy, Landscape architect with Anderson-Johnson Associates. This has been a long process. He has been working with De LaSalle for 15-18 months. And De LaSalle itself has been working on this for a lot longer than that. This plan has not been designed in a vacuum it certainly has been developed with De LaSalle's needs, meeting with the public, the neighborhood, Minneapolis Park Board and the Citizen's Advisory committee over a span of several months. This plan is a version of their needs and desires. This is a public process and a public design. The view down Grove Street is one of the main issues that need to be addressed tonight. He thinks they have down a pretty good job on the Nicollet Bridge side to put attention toward the old Grove Street location. The alignment of Grove Street through the bleacher portion he thinks they have addressed that appropriately and adequately. On the East Island Road side they have the niche, the visibility of that niche and from the roadway, as you look up the road there is a 9 foot elevation change from East Island Road up to the intersection of the bridge. With the walls they are proposing to develop they have tiered the walls to try and be sensitive to the elevation change. They are sloping the field in a South to North direction the elevation changes 6 feet which is taken up with a 3 foot lower tier and a 3 foot upper tier, instead of a 9 foot elevation change there is now a 6 foot elevation change. He wants to make that apparent that as that view you can see up it when it was Grove Street, there is a 9 foot elevation they are trying to address that with tiered walls and to accentuate that view with the niche and the change in landscaping, paving and the monument plaque in that area. As for the condition of the materials out there and the historical relevance of the materials, they are trying to improve the site. It is pretty natural out there and is overgrown by the tennis courts. There are trees that have been planted that are

ash trees that he thinks in a couple of years will go through what the oak trees have been going through. To answer the commissioner's question about the wall type, the bridge abutment and the modular block wall that he thinks relates very well to the bridge abutment. The bridge was built several years back and they are trying to keep with that motif, rather than some of the other characteristics that are out there, whether it is the timber wall or all the vines and scrub that are pretty prevalent around the perimeter of the property both Park and De LaSalle. The parking lot across the street it is fairly unsightly, it is a gravel parking lot with some weeds. They are intending, along with the Park Board if it desires and De LaSalle, to integrate grass pavers which, from the environmental standpoint, would improve the flows off the parking lot down into the river. That is consistent with the ball field as well. They are going to decrease the amount of hard surface with the covering of Grove Street and the tennis courts and improve the water quality going toward the river.

Eric Gallat, lawyer. Materials for the ticket booth will be cementitious, something that is sprayed on a panel. It will not be something that is constructed that way a stucco wall is constructed, but it will be a stucco like finish. The sample they brought, there was some consideration of the size that they brought, conveys the texture and quality they are going for. He understands the concerns about EFIS, they are not interested in using it, because of the problems it has caused for people that have used it. With respect to the use of stucco generally it was not a regulation they were aware of, they would be happy to look at alternatives. On the agreement with the Park Board there are some limitations on what they are allowed to use setting minimum standards. They are required to use natural, cementitious, masonry materials, materials. They are committed to staying away from vinyl siding or plastic types of materials. The agreement with the Park Board states that if the Park Board determines that it wants De LaSalle to pay for improvements to the parking lot. The application asks for approval of the parking lot as designed and described in the submittals. In terms of meeting the requirements of city approvals, they anticipate their traffic study that was done as part of the EAW, tells them that they do not need that parking lot, but they would like to have it, they think it is primarily something that the Park Board is interesting in having for the activities it anticipates having at this field. They think it is an improvement to the environmental characteristics of the site. They think it will be an improvement that will be characteristic with the period of historical significance. The period of significance is 1866 – 1898, the historical reports in the EAW described the period of historical significance for the Grove Street Flats is 1876 – 1855 and quoting the reports that were prepared in connection with the designation of the district this period marks the date this fashionable neighborhood was at its height. For the North Island residential area the period of historical significance is 1866 – 1898. On July 27th, 1878 a Minneapolis Journal article reported that no where else except on the Island can one live in the heart of the city, enjoying all its privileges and conveniences and in the heart of the country. By 1898 the gentry that occupied this island deserted it. They had moved there in the period between 1866 and 1898 with their servants, employees and factories and set up an enclave for themselves on that island. By 1898 they were packing up and moving to South and Southwest Minneapolis where the elite had chosen to move at that period of time. During that same period of time De LaSalle came to the island and De LaSalle has been on this island since. Serving the children of Minneapolis, in particular, the indigent of Minneapolis. The historical artifact that is effected by this project is half a street, right of way, the passage way and the view. The original sidewalks, curbs and pavements are gone. If there were street lights they are gone. Houses that originally lined the street are gone. The factories that replaced those houses are gone. There is a tennis court there and they are talking about removing a tennis court and replacing it with a football field and replacing it with a football and soccer field. The staff report notes that the project will not have an adverse effect on the 3 contributing elements within the area, Grove Street Flats, the North Island residential area and the railroad right of way. The only thing that will be affected here is the path of travel and the view down the street. De LaSalle is asking HPC to determine that it is appropriate to compromise that view and that path of travel that memorializes the period before the elite of Minneapolis deserted Nicollet Island at least for

the first time. Think about the contribution that De LaSalle High School has made to the island since 1898 and the importance of the contribution De LaSalle will be making to the city and Nicollet Island in the future. As to the substance of the application, Michael Orange has always done a very thorough job and they have very little quarrel with it other than the surprising conclusion. As a staff person analyzing the rules that apply, he thinks he has done the right thing in terms of identifying Grove Street as an important historical asset in terms of the criteria he is charged with applying the difference between Mr. Orange's job and your job is that you have discretion you can exercise, you have the authority and the duty to balance the interest in preserving this particular historical artifact against the future of the city of Minneapolis, in this instance, preserving a view versus preserving De LaSalle High School. De LaSalle does not dismiss the importance of that view or the path of travel. They have done what they thought was appropriate in their design to memorialize the location of the right of way and to preserve it. They are not demolishing anything, they are burying a street. As recently as July 25, 2006 this commission determined that capping and burying the foundations of the historic transfer company locomotive houses an appropriate improvement for the new park east of the Guthrie Theater. They are not asking for anything more than that in terms of what is being buried, they are asking for less than that, they are burying something intangible, it is a line on a map and is something that can be restored when and if the city determines it is appropriate to restore it. They are simply blocking the view. There was a discussion about alternative sites. They have considered alternatives for De LaSalle; its goal has been to have a field adjacent to their school. It is a promise the city has made to De LaSalle High School in 1983 when they set up the regime that also established private ownership of the homes on park land north of the railroad tracks and private ownership of the businesses located on park board land south of Hennepin Avenue. They already play some place else and are trying to solve a problem that involves not playing some place else. The design problem they are trying to solve is putting a football field adjacent to their school. In terms of assessing reasonable alternatives they have looked at six different configurations on Nicollet Island including a couple up front and have looked at 5 specific sites off of the island, 2 that were mentioned already, BF Nelsen and Boom Island are actually not available to them. Whether it is a reasonable alternative or not is not something that they can determine. They have not gone through the analysis of whether it works for us or not because they have been told by the Park Board and the City of Minneapolis that there are already plans for those sites and those sites are not available alternatives. Everything else means getting on a bus and changing clothes on a bus and going to a field that does not have our name on it and that is the problem they are trying to solve. Please consider approving an application for a Certificate of Appropriateness notwithstanding the staff recommendation. There are only 2 recommended findings that support the recommendation for denial of their application, one is the closure of Grove Street that will contribute to an adverse visual effect on the district, weight that visual effect on the other values. The other is finding #9 with respect to archeological resources assessment and mitigation plan. In Mr. Orange's report he describes what an archeological resources assessment mitigation plan would be and it is a 3 phase process. A phase 1 assessment of whether there is likelihood of existence of archeological artifacts on the site. They have done about $\frac{3}{4}$ of that according to their archeological consultant in the course of preparing the documentation for the EAW. They have committed to doing phase 2 and 3 by committing to go through phase 2 at least to conduct their excavation in a manner that first investigates sites identified in phase 1 as likely sites of archeological artifacts. Whether they proceed with phase 3 would be a determination as to whether they proceed with the project at all. If they ran into burial grounds or some artifact that could not be disturbed, they would stop the project. They are prepared to accept and think they already have accepted the condition of conducting a 3 phase investigation of the site before they proceed with construction. He stated as a reminder that they are not tearing down a building, not moving a building, not burying a building. They are closing a street.

Commissioner Ollendorf: What is the status of the EAW processes? Has there been a finding of no significant impact or something that would address staff finding number 11 the outcome of the EAW process?

Eric Gallat: It is final and completed. There has been a determination that no further study was required. They did identify a potential of adverse effect with respect to archeological issues and to the closure of Grove Street and the conclusion with respect to not require further study in that process was that this process would address any open questions.

Commissioner Herman: Asked for explanation beside the ability to move a portion of the bleachers and the niche, what else might you be proposing as part of the mitigation, are you proposing any interpretive information to allow the public to understand and appreciate that visual view of the road that is being taken.

Eric Gallat: They are proposing to provide an interpretive niche in the section of the retaining wall along East Island Avenue that abuts the intersection with Grove Street. There will be a niche there and there will be a place a historical display. They have committed to work with HPC and the Minnesota Historical Society on the actual content of that display. The report recommended a similar display at the other end near Nicollet Street Bridge and they would certainly be willing to do that. At this point they have not been more specific about what the content of that display would be because they would expect input from the HPC on that. They are intending to do more about identifying the markings of the former right away width and with the landscaping, essentially to have the trees and plantings arranged in a way they would be along the boulevard, as far as they could be without interfering with the field. The staff report recommended 8 or 9 additional conditions, all of which were acceptable to them, and they are open to hearing other suggestions. Their intent is to build a functioning football venue that is compliant with the state high school rules and to provide 3 junior soccer fields that will work for the Park Board. Their design is centered around that and they have made changes they think are appropriate to mitigate. They would be happy to hear other suggestions. They commit to other revisions that are reasonable.

Steve Johnson, Chief of Natural and Cultural Resources for the Mississippi National River and Recreation area. Staff report has described their concerns and you have seen a copy of our comment letter. You have been looking at samples of brick and some of that level of detail and he invites you to step back to the level of the space shuttle and think about a couple of things. The Mississippi River is the largest and most complex flood plain ecosystem in the northern hemisphere. This is a big deal. The Mississippi River drains all the parts of 32 states and 2 Canadian providences. When the Congress of the United States back in the 1980's talked about designating some portion of the Mississippi River as part of the national park system, why did they choose this place and not some other? There is only one unit of the national park system that is focused on the Mississippi River, and it is this 2 miles right here in the Twin Cities where the river changes character more than it does anywhere else along its entire length. There are, in terms of the significance of the Mississippi River, to both the life line and the building of this nation, as well as its general interest globally, a lot of people who come from other parts of the world to the United States, want to see New York City, Chicago Avenue, Grand Canyon and the Mississippi River. Not in that order and not necessarily all of them. The Mississippi has a characteristic that has global significance of interest to people everywhere. In this park, this 72 mile reach of the river, this great partnership that has been developed between the national park service and a lot of local governments, including the Minneapolis Park & Recreation Board and the City of Minneapolis, you have 2 nationally significant historic features. Fort Snelling and the St. Anthony Falls national historic district. This place has great significance, not only to the people who came before us but also to the original European settlers of this region and the way in which the upper Midwest was developed. Both Fort Snelling and the St. Anthony Falls areas are profoundly important for those reasons. He confesses that his background is

more in natural resources than in cultural resources but he does have 2 historians that work with him. John Anfonson, who has been a Mississippi River historian for 20 years and knows more about the Mississippi River in general and its history than anyone, and Dave Wiggins, who is a historian that cut his teeth in St. Anthony Falls and knows more about the St. Anthony Falls area than anyone. Those are the folks that drafted that letter and talked about the adverse impact of closing Grove Street. To him it reminds him more of something his old friend Walter Mondale used to say about the St. Croix and the development issues that are faced on the St. Croix River. He called it the death by one thousand cuts, a little project here, a little project there, a little impact here, and a little impact there and eventually the patient bleeds to death. There is a lot of development pressure in the vicinity of the St. Anthony Falls National Historic District that is being faced now. At some point do we look back and say we lost something here and something there and look back and say we no longer have a St. Anthony Falls National Historic District anymore. They have a few national register eligible buildings left and maybe we ought to designate them and abandon the district. It is important in that context to look at what this particular project on Grove Street means.

Bonnie McDonald, Executive Director of the Preservation Alliance of Minnesota. Statewide non-profit historic preservation advocacy and education organization. Read her comments to be submitted as testimony. The alliance is one of four non-profit organizations that have formed a coalition with the shared concerns about the De LaSalle athletic field project. This coalition comprised of the Sierra Clubs North Star chapter, The Friends of the Mississippi River, the Friends of the Riverfront and the Alliance has produced the packet before you to summarize their concerns. There is a summary of their arguments focused upon the projects adverse and historic impacts. It also includes suggested alternative findings for considerations and more extensive comments for each organization. A representative of each coalition member is here to testify. On behalf of the Alliance, she voiced their deep concern about the Certificate of Appropriateness application before the HPC. The Preservation Alliance of Minnesota has listed this area twice on their annual 10 most endangered historic places list. Once in 2005 and again in 2006. Grove Street was listed as a state wide preservation priority because the alliance believes the athletic field will negatively impact Nicollet Island and the larger St. Anthony Falls Historic District. The vacation of Grove Street will destroy Nicollet Islands historic circulation pattern; a feature that is integral to the districts integrity. Streets and contiguous circulation patterns are as significant as structures and other resources in defining the character of historic districts. As stated in National Register Bulletin #15, "a district drives its importance from being a unified entity even though it is often composed of a wide variety of resources." The athletic field will further adversely impact this cultural landscape by destroying the view shed which has often been referred to this evening. The project will interrupt the historic visual connection between the island and the Mississippi River, altering the districts integrity of association, setting and feeling. Additional contributing resources exist on Nicollet Island that would be impacted by the project. The alliance supports the State Historic Preservation Offices position that the Grove Street Flats, Nicollet Island's Residential area and potential archeological resources will be adversely impacted by the project. Activities at the field will intensify the land use patterns with increased traffic, noise and light levels during recreational activities, materially impacting the bucolic residential setting found North of Hennepin Avenue. During off use periods the scale of the field's infrastructure itself will continue to negatively impact the districts integrity of setting and feeling. They concur with the staff recommendation that the project design does not mitigate the adverse impact of the historic district. The proposed use and corresponding infill design would introduce a pattern of use that is incompatible with the districts period of significance. The athletic field's necessary infrastructure including bleachers, concession areas and light standards does not constitute reconstruction according to the Secretary of the Interior's standards. As this is not a historic use the reconstruction standards are not applicable. Additionally, the proposed design is not in keeping with the standards as it removes remaining historic features and spatial relationships. The Alliance also concurs with the staff recommendation that the project

Certificate of Appropriateness should be denied. The project material impairs the integrity of the district and does not meet the test set out in the heritage preservation regulations for necessary destruction. That is it does not correct an unsafe or dangerous condition and reasonable alternatives do exist. The Preservation Alliance of MN strongly encourages the Minneapolis Heritage Preservation Commission do deny the Certificate of Appropriateness. They recognize De LaSalle High School's long history on Nicollet Island and support their effort to provide the adequate space for their student's athletic education. However, they believe that responsible stewardship of this national and local historic district demands further consideration of alternative sites and designs that would both serve the schools needs and the need to protect the integrity of the invaluable historic resources.

Irene Jones, Outreach Director with Friends of the Mississippi River. Ask that the HPC deny the Certificate of Appropriateness for this project. They have a number of concerns about how the project will impact the historic district and the natural and historic character of the island that exists now. This facility conflicts with many of the visions that have been laid out in the last 20 years and going back further than that. As far back as 1866 there were some citizens that wanted to make Nicollet Island a park and the idea resurfaced throughout the 20th century in the late 60's and early 70's as water started to get cleaned up and the city started to look more at the central riverfront as an opportunity for park land. The Park Board did purchase most of that and developed a master plan which outlines several objectives which conflict with this proposal. She then named 3: preserve and enhance natural landscape character; design recreation facilities which will not conflict with the residential character of the island and preserve the integrity of the original 1866 street plan of the island. The Park Board did agree to this project but it was not a unanimous vote has you probably know it was a 6-3 vote and the task force that recommended it was a 10-8 vote. Many of these other visions were unanimous and there was consensus around them when the De LaSalle football field came forward it was not a unanimous decision. FMR was founded in many ways to advocate for the MNRA comprehensive plan which you heard about from Steve Johnson and this facility also conflicts with that plan. The main concern is that it does not impair the unique and significant historic river landscape. It is a small island and this would be a big field that would have a big impact on the national heritage of the Mississippi River in the City of Minneapolis, which Nicollet Island is really a significant place. It is the only remaining true island of several that existed around here. Concern that they have is that there is a small rise on the island, a hill that provides some topographical relief and she thinks it is something that is hard to articulate or describe in words, why that is important, and why it is important to have that cultural landscape and the view of the island that looks a certain way but once it changes she thinks people will notice a difference. There is a quote from Harriet Bishop, "that particular slope was rounded as if by a hand of art." It is something that has been noticed for a long time. The views of and from this historic island and its landscape on the Mississippi River would be impacted and is critical to maintaining the integrity to keep the St. Anthony Falls Historic District intact. Nicollet Island provides open space in a historic setting that is surrounded by rapid residential development it is all that remains of the natural river in downtown Minneapolis. And provides an essential component of the historic character of the district. St. Anthony Falls and Nicollet Island are highly significant cultural resources that ground the community sense of place and a football stadium would dramatically impair a treasured place that many city residents visit and want to use to stay connected to the river and its heritage and history. They are also concerned as the staff and many others will express about the closing of Grove Street. It seems in way like a small thing but she thinks it will have a pretty significant impact maintaining and reestablishing that grid to the river and maintaining a grid within the city is a goal just about every plan including the city's comprehensive plan and all the small area plans are all looking to open up those views and not close them off. Above the falls where there is a lot of industry along the river they are not fortunate to have an island and the central riverfront, or they do not have that yet. That kind of natural amenity yet, they are trying to reopen vacated streets that have been vacated by industrial uses and working hard to be sure that no more streets

get vacated. To do that in a historic district and any street that connects to the river, that should not happen. They are concerned that it is a public resource that is going to a private organization. The Park Board said that they work with 25 other schools in Minneapolis; she believes those are all public and not private. That raises concerns about giving away a natural and cultural resource that is owned and enjoyed by the public and giving that away to a private organization sets a bad precedent. There are viable alternatives out there, a number of them have been discussed, she does not think they have been discussed thoroughly or adequately to really figure out for the city what is the best site for this field. It seems obvious to her that if it was an inclusive process that involves a lot of people it would be clear that this is not the right site there has to be somewhere else other than Nicollet Island that you could put a football field on. There needs to be more consideration looking at those alternatives. She thinks in spite of the fact there is a lot of opposition to this there is people that believe students that attend a school of any sort deserve to play football somewhere and she would like the city and the Park Board work together to find something that would not create so much controversy. She submitted a letter by Rhoda Gilman, a well know archeologist and historian who worked for the Minnesota Historical Society for many years. Wrote the story of Minnesota's Past published in 1989 and wrote the informational signs for the St. Anthony Falls Heritage trails.

Ben Zimmerman, representing the Sierra Club North star chapter. He urges the commission to deny De LaSalle's application for a Certificate of Appropriateness for the proposed athletic facility. There would be a significant and largely negative environmental and social impact. Much of the land on the Nicollet Island was acquired to create a regional park for the benefit of all the people in Minneapolis and surrounding communities. The park is surrounded by a segment of the Mississippi River that has been designated a state critical area. If the publicly owned open space on Nicollet Island were restored to park land habitat, they believe it would provide a conservation and recreational jewel amidst a densely populated and highly developed urban and historical area. The proposal would destroy a prairie grass meadow that contains more than 30 trees that were planted to commemorate the 150th anniversary of the University of Minnesota. A new facility would introduce a new activity with sitting of 750 spectators, lights and loudspeakers, all of which do not currently exist on the island. The field lighting would be mounted on 70 foot poles and the applicant acknowledges that the lighting would be visible off site. The noise and lightening could impact and disrupt migratory and nesting birds on Nicollet Island. There are 65 species of birds that pass over the island and this forms a migration route for both migratory North American birds and also North American Water Fowl. 40% of all the North American water fowl pass over the island. An athletic facility would expand impervious surfaces and water runoff into the Mississippi River their concern is not only for the lawn chemicals required for the field but also for the parking areas that will be paved adjacent to the river's edge. The proposal does not adequately address water runoff and pollution prevention measures. Currently runoff is directed into the Mississippi river. They believe the applicant has not investigated the possibility of sharing the facilities with other schools. Many urban schools and densely populated areas like Nicollet Island do not have facilities on campus and some do not even have a playing field. Their research shows Blake plays at Hopkins field, St. Agnes plays at Midway Stadium and Minnehaha Academy plays at a stadium on its lower campus. Suburban Mounds Park Academy plays at St. Paul Academy. De LaSalle currently does not play on campus, which is not unusual in this conference. The proposal strips the right to use public land from the citizens of Minneapolis. The critical area plan states that Nicollet Island should be maintained in a manner that will promote public use and enjoyment for all segments of the population. A Certificate of Appropriateness proposed by De LaSalle is not in the best interest of Minneapolis citizens and would limit public access to the recreation area.

Lisa Hondros, Friends of the Mississippi Riverfront. The proposed stadium does not belong in the St. Anthony Falls Historic District. She wants to focus on the standards for the commission's review of this. The ordinance is cited in the staff report prepared by Michael

Orange. The first thing that has to be done is approve the destruction of the property and find that it is either unsafe or dangerous, which is not the case. Or find that there are no reasonable alternatives to the destruction. In this case it has been mentioned that the EAW and the Citizens Advisory Committee for the Park Board, both of those processes identified alternatives but did not evaluate those alternatives, not to the standards that the HPC is supposed to apply. In the statute 2 it states when looking at reasonable alternatives, a fact that should be included is the significance of the property, integrity of the property and there are some other ones. Any discussion of alternatives, and part of the public debate so far as not addressed the issues that the HPC needs to address. The EAW, Michael Orange in his RGU response, he wrote given the history of this proposal and the parties involved an EIS prepared by the city is probably the least efficient of effect or effective path towards a timely consideration of alternative sites for this project. When he was talking to the Committee of the Whole of the city council before they voted on the EAW he did say to them that consideration of the city processes, through its agencies and permitting processes could talk about alternatives and that would be a place to do that. Council Member Paul Zerby, before he voted no, he said he did not think that the cities EAW fully evaluates what we might call a no build alternative or alternative sites, more particularly the way that this might be approached from a historic preservation standpoint. Alternatives have not been considered in the context of historic districts.

John Chaffey on behalf of Friends of the Riverfront. In the draft finding item number 10 that the Citizen Advisory Committee carefully considered alternative sites for this facility, is far from true. When the CAC was set up there was a resolution by Park Commissioner Irwin to the effect that the CAC should consider alternate sites. When staff wrote up the charge of the committee they left that material out. There was a squabble about it. Ultimately the CAC ended up spending 15 minutes out of 15 hours talking about alternative sites and you saw earlier a slide showing alternate sites on B.F. Nelson and Boom Island, we saw that slide as well for about the same length of time, namely about 5 or 10 seconds, there was about as much discussion about it. The final resolution passed by the CAC which was a divided vote as you have been told about it already suggests that alternate sites were considered, but does not go into detail. It states that the proposer gave a brief verbal report on alternate sites. His recollection of the substance of that report was that they would talk about alternate sites if and when permission was denied to build on this one.

Judith Martin, Friends of the Riverfront, and as a Professor of Geography and Urban Planning at the U of M. The issue of the street grid being interrupted. One of the conclusions that has been come to by most of the people who are supporting the recommendation that you deny the Certificate of Appropriateness, agree with the point that destroying part of the original street grid for the Nicollet Island would impair the integrity of design and setting of the historic district. There is a quote here from the original platting of Nicollet Island which was in 1866 which specifies that they donate the streets and alleys herein for public use forever. Not for some amount of time and then cover them up some amount of time and then give them back. But forever. The original plat of Nicollet Island is here and it has been mentioned that it was platted in 1866 and can be seen Grove Street is one of the two major streets that cross the island beyond Hennepin Avenue. It has been talked about that Nicollet Island has had enormous transformation over time and that is true. Most of the central part of the island had houses that look like this (showed photo); most of the houses went away by 1910 and were replaced by factories and a variety of other things that have been shown. She showed an air photo from 1938, the request that is before you today to approved the Certificate of Appropriateness for putting a football field, temporarily for 70 years over a street. This is part of a pattern of use that has been going on for a very long time on Nicollet Island. All of the open space shown in the photo is made available by the historic mansions being torn down. 1940 jumping forward to 1945, by 1945 the central part of the island which had been vacated by those historic buildings being taken down did in fact provide De LaSalle a football field to play on. They had it. They gave it up by expanding their building onto their football field.

There have been choices that have been made here over time that have led to the place we are at right now. There is also a pattern of De LaSalle asking the city for things that will make their campus bigger (showed a piece of newspaper that was published in 1942), when De LaSalle asked to close a street, tear down part of the Eastman flats, evict 300 poor people, they are educating poor people now, but they were evicting them in 1940, in order to expand their facility. There has been much public testimony over the past year that De LaSalle has never had the advantage of a home field and that is why they need this. Their own yearbook from 1949 has pictures of them playing on their own field. City championship games. The assertion that they have been with out this for 106 years is simply not quite accurate. Over a fairly long period of time De LaSalle has come to the city asking for public streets to expand its facilities. They have gotten one street, they got 2 alleys and they got another street, and now they want ½ of another one. Her question to HPC is if they get ½ of Grove Street and they don't get the other ½, when do they get Maple Street. This is part of a continuous pattern that has gone on for 50 years and she thinks we are all feeling that it is a little disingenuous for De LaSalle to ask for a Certificate of Appropriateness now to build a football field that will cover this part of the island when they have expanded their own facilities into the field that they had. This pattern of land use change on the island has been consistent over a very long period of time going back particularly to the late 19th century. It should have come to a full stop in 1971 when the island was designated a historic district along with the rest of the riverfront. That should have said to everyone, we have had change and change stops now, we are in preservation of the historic resources that we have left. They still have gotten things ever since. There was an easement in 1984 so that they could actually get their full scale field. We are not paying attention to the historic district regulations if we do not at some point say enough is enough.

Steve Christenson, 171 E. Island Ave. Enter into the record a letter from Paul Clifford Larsen, a public historian and building consultant. Highlighting a paragraph from Paul Larsen's letter, which comments about the land use and the size of the facility, to sum it up, he states that the size of the stadium is to big for the site. States that the small size of the island places limits on the ground any institution can cover without becoming the central feature of the island. The expansion of the school grounds to embrace a stadium unquestionably crosses the line. The historic buildings would exchange the tenuous balance they now hold with modern buildings in a role of secondary artifacts. There were some comments earlier from Steve Johnson about a single project becoming a death by the thousand cuts that tips the balance, in many respects the massive scale of this project, given the small context of Nicollet Island is fairly significant. A question earlier about the findings of fact, one of the proposed findings from the city planning department and whether this proposed facility is consistent with siting and design requirements and so forth, urge the HPC to look closely at the proposed alternative findings of facts submitted by the coalition where the alternative finding is that in fact this proposed facility is inconsistent with the building standards and scale.

Christine Viken, 1900 LaSalle Ave. LaSalle Avenue has nothing to do with De LaSalle Drive on Nicollet Island, site of De LaSalle High School, however about a year ago after being involved in a controversy over Nicollet Island for about 6 months she purchased a condo on Nicollet Island on West Island Avenue, located in one of the fake old buildings on private land. I liked the product so well I bought the company, I bought there, but do not live there but hope to some day. My location on the opposite side of the island would put her outside of the area of direct impact. Her personal situation would be little impact. Here today because there is no way this project can be done without negatively impacting the historical integrity of the St. Anthony Falls Historic district. She has followed a number of projects that the HPC has weighed that have been located within the St. Anthony Falls historic district. The largest and most complex was the Pillsbury A Mill project, also for the new park being developed by the Guthrie which was only partially within the historic district. That has provided interesting and distressing contrast between the information you were given with this proposal

compared to what you were given for the other projects. One of the differences is the staff person charged with this report does not bring the same historical background to the job as regular staffers. They had a little go around when she heard that the staff person was to follow up his work on the projects EAW, in addition to this lack of historical perspective she was concerned that his worksheet would lose the normal checks and balances that another persons perspective would bring to the job. Unfortunately viewing the materials presented she feels that the result has been an incomplete and inaccurate presentation of the material that the HPC needs to make their decision. There are numerous details that are wrong. But she is here to comment on the errors with real repercussions not to nit pick. The fact that the property closest to the proposed project is identified as being part of the coop, when in fact it is rental property on privately owned land, that is of small consequence. What is important is the fact that the report is sadly lacking in historical information that the HPC relies on for a decision making. Even the staff report for the park by the Guthrie, no construction and only slightly in a historic district contains and explanation of the history connected to this cleared site in the site description lead in. It is normal practice for the historical context to be set out for you right up front. This is the Heritage Preservation Commission. The staff report for the De LaSalle dispenses with that and jumps right into explaining the proposal. This is exactly how the planning department starts an EAW but it leaves the HPC a little short sheeted. The report next goes to a category it calls site context, in which it tells, more about the 1983 agreement, unfortunately never mentions the ground sub-lease agreements which were the out growth of that agreement. This is unfortunate for information in that lease would have begun to give some of the context that was lacking. In it were these words "Nicollet Island, is a part of St. Anthony Falls Historic District, very few places in Minneapolis evoke a sense of place and time in the minds of those who would enter them. In such rare places enough of the very specialized landscapes of earlier times remains to give even the most casual observer a realistic impression of what this city must have been like when these places were thriving. That is a quote from the U of M technical report, the Minnesota Historic and Architectural Resources study, 1982. The importance of Nicollet Island extends beyond merely the City of Minneapolis. The quote she relishes "Nicollet Island and the Mississippi River above the falls of St. Anthony has been a continually important influence on the growth and development of Minneapolis. In 1854 the island provided a stepping stone for the first bridge across the Mississippi River and successive decades inspired dreams of parks, factories and fashionable dwellings. In large measure the history of these dreams is the history of Nicollet Island. That is from the HRA preservation feasibility study 1974. When this was written in 1974, most of the buildings on the island were in disrepair. This fact that the island properties went in decline, as did those on the East Bank is often sited in ways that often seems to disparage island and its history. In reality this is just one of the ways that Nicollet Islands history is like a microcosm of the city's history. Lowry Hill now known as an elite neighborhood, back when she owned property it was just a mansion that had fallen on hard times. It had been turned into a boarding house that reflected what was happening in the city. Just as its subsequent resurrection did. That is the kind of perspective that has a historical report might have provided you. Had it been included, that report might have pointed out "the group of dwellings remaining on the North tip of the island constitutes an important collection of related elements forming a neighborhood group" the 1974 quotation goes on to state "to find 5 100 year old houses all located within a single block is unusual itself, especially in view of the extensive demolition that has taken place in what were the older areas of the city when one considers that much of their original fabric remains intact it is even more unusual. There is another observation contained in the document "the area of Nicollet Island which is subject to the sublease is the oldest continuous neighborhood in the City of Minneapolis, it is a neighborhood virtually untouched by time since the turn of the century, this neighborhood has been occupied continuously through the period of significance 1866 to 1898 and to the present day. The residential neighborhood of Nicollet Island is without question the oldest continuous use surviving on Nicollet Island. Historical facts are facts. If a site description had been provided typical of HPC reports, the information would have been provided. This report does contain a section entitled consideration of

effects on a historic district, in which it refers to De LaSalle's analysts historical resources report. That report is quite factually extensive and in some areas, although strangely, the above Nicollet Island residential area is covered in 5 sentences in that report. One of the 5 states the proposed new construction does not appear to have an impact on the Nicollet Island residential area. It took a whole 9 sentences to describe the railroad by contrast. There is a curious section entitled industrial development of the mid-island, the whole point of which seems to be bad mouthing the area around Grove Street. It is extensive, including the photo of the Minneapolis Cold storage company that was located along the rail road tracks in 1886. It was located just across the railroad tracks from where she purchased the condo. It's location there would have separated it significantly from the more elite residences to the south. So it would have hardly have had a there goes the neighborhood effect that this large coverage seems to imply. A big section is devoted to describing how the Cold Storage moved in. This theme was carried over from De LaSalle's application to the HPC where it points out the location of Minneapolis Cold Storage Company is seems to state that this was the beginning of the end for Grove Street. There is too much history that may not be known. There were plans that you will hear about from the past to interpret some of that history if this field goes in those chances would be lost. She pointed out on drawings that there were no little people on the drawings to give it scale. She put people in the drawings and showed the commission. She had questioned the Park Board because they had shut down access on the 4th of July and during the Aquatennial it is necessary to provide public safety for the use of the general public and to provide public safety access to the Nicollet Island residents. It is too unsafe to allow these cars in. It is a public safety issue to allow that amount of traffic on the island. (She did not provide documents to HPC Clerk).

Daardo Colucci, Friends of the Riverfront. He has a Ph.D. in optical engineering. He does not design sport lighting, but he is perfectly capable of interpreting numbers. He assumed that De LaSalle was going to light their football field to a class 4 standard which is 20 foot candles. Class 4 is up to 5000 seats the EAW states that they will light it to 50 foot candles which is a class 2 standard which is 10,000 to 30,000 spectators, all of his numbers are base on the assumption that they would only be 20 foot candles, multiply that by 2 ½. Nicollet Island Park was lit to ½ foot candles for safety. When the Park Board put the lights in they did not light it to the standard for local residential neighborhood, they raised it up a level to intermediate. The island residents were upset because it was blinding in the bedroom windows. So the Park Board lowered the light level for the island residents to what is standard practice for neighborhoods. The park is still and ½ foot candle, the field will be 40 times that for 20 foot candles, it is 40 times brighter than what the park is being lit at. Look at the report and they are using state of the art sport lighting, sport lighting used to be awful, they worked on it, and the EAW shows all the different luminary ranges. He has included to different samples from Muscal lighting, using the exact same lights as in the EAW. It is called a light structure green™. These are the cream of the crop, they lit the Grand View Park Baptist High School field to 30 foot candles and they are saying that 30 feet off the field that it is only 6 foot candles, 6 foot candles is 12 times brighter than the park was lit to be. It adds to the light. So it is really 13 times brighter. In and around the field. Questions the lighting analysis in the EAW. If this company were to sell those kinds of lights and can only do to 6 foot lamberts, how come their down to a ½ foot lambert so far away? It is the same exact lightening, same foremost design. Showed another field same mast design, they raised it to 50 foot lamberts, 150 feet away it is still at 2.2 foot candles which is again 4 times brighter than what the park is lit at. 150 feet away is into the residential neighborhood across Nicollet bridge. Even though sport lighting has gotten better, it has gone from awful to not so good and is not perfect yet. The surface area of the field is going to be lit to 20 foot candles uniformly. The Hennepin Bridge is a major traffic thoroughfare according to the same EIS; they need to be at 1.2 foot candles at the bridge. Take the entire area of both lanes of the Hennepin Avenue bridge and compare that to the area of the football field lit at 20 foot candles there is 12 Hennepin Avenue bridges lit up on that football field. The football field is not a black hole. At least ½ of that light is going to reflect up just like it reflects off everybody

in this room. The stadium is in effect a flashlight. A 65,000 square foot flashlight reflecting 3 times the Hennepin bridge in the night sky. Think about the residents in and around the district. Not the residents on the island, some of them are even below the wall, all around the district from Boom Island to East Bank, to the Stone Arch Bridge to Downtown, you will see a beam of light up into the sky that is 3 times brighter than the Hennepin bridge.

KT Simon Dastych, 2809 42nd Avenue, Longfellow. Adverse noise impacts will materially impair the integrity of feeling in the historic district. The event chart within the staff report indicates that there will be 88 – 99 events using loudspeakers between June and November each year. 68 – 79 taking place during a 15 week period from mid-August to November that works to just over 5 events using loudspeakers per week. Quietude defined and protected by MN statute chapter 116B.02 subdivision 4. It identified quietude as a natural resource. This statute chapter 116B is known as MN environmental rights or MERA for short. Noise travels on water, living near the Mississippi River she discovered that during construction of one of the runways, when the aircraft was rerouted, even living 6 miles from the airport, with airplanes roaring over the river gorge. Sound travels over the water and up the banks. Even with the best technology in the proposed stadium on Nicollet Island they will be seriously impacted by noise from events. And it will reach a far range. It is not just the people of the island but surrounding and beyond. Although the primary use will be sports activities. The stadium would also be available for a variety of uses including concerts and large venues, speculation on her part, but she believes that would be an option. Quietude, Nicollet Island is a historic place and she would hope that we would all wish to protect it for generations so that other could enjoy a quiet walk within an urban environment. Coming together in a neutral peaceful and quiet place. A real investment in our future. We only need to look to Europe who struggles over management of sound levels in neighborhoods. They evaluate noise maps detailing noise pollution. She believes noise is an issue for the scale of this project in an urban setting and Nicollet Island's regional park for this regional park quietude should be a shared value and a goal and a legacy. Quietude, it is our duty collectively to set our course and expect to leave a legacy in part of quietude for mankind and nature. She may wish for a stadium for the school and sincerely does. But she would think long and hard as to where the best fit might be to serve the school and our youth. She read from 2 letters that were included in the packets #1 number 7 and number 9, by Su Su Jefferies for Friends of Cold Water.

Liz Wilenski, 3519 2nd St. NE. Addressed the potential mitigation measures point 5 that was in the staff report. At all times public access for pedestrians, people with handicaps which must meet ADA requirements and bicyclists shall be preserved on the paths that maintain the connections between Grove Street and East Island Avenue around the north and south sides of the athletic facility. During the past 18 months she has been personally involved in the St. Anthony Parkway non appointed citizen advisory committee for the reconstruction of the bicycle pathway along the parkway from Camden Bridge to Stinson Blvd., to say that the path has been contentious is an understatement the planned pedestrian bicycle path along St. Anthony Parkway between Ulysses Street NE and Stinson Blvd would be along property that Mpls Park and Recreation Board owns adjacent to private front yards. The neighborhood has existing 6 foot sidewalks which the residents felt would serve as a proper path for pedestrians and bicyclists. According to the site plans presented by Mr. Orange it lists as a potential mitigation thing that De LaSalle will have a public path at the north end of the field on MPRB property. This path is drawn as being 4 feet wide, but if this path is for combined pedestrian and bicyclist use it must be at least 12 feet in width for safety purposes. This standard was created by the MPRB after an unfortunate pedestrian/bicycle event at Lake Harriet that resulted in a fatality. This path also has the unfortunate location of being between the frequently used railroad tracks and a recessed wall that will be necessary to meet ADA requirements that will in all probability be topped by a fence for safety purposes. This will be by MPRB standards non-viable due to the width of the path. The MPRB staff has continually stated the standard for a combined path in their system is 12 feet. They are adamant in

keeping their trails safe and as recently as last Wednesday in their planning committee passed the St. Anthony Plan which has a 12 foot combined trail. The narrowest part of this trail will be in those front yards at 10 feet and this was a compromise agreed to by the neighborhood if the trail is made out of concrete rather than asphalt. She does not see how the MPRB could allow for a 4 foot trail to be built to mitigate the closing of Grove Street and still hold themselves to the safety standard they have created. She is sure that even Commissioner Walt Dziedzic, who is a field proponent agrees with her on this issue as he stated as much during the August 2nd 2006 MPRB planning committee meeting.

Edna Brazaitis 4A Grove St. What was a very important emerging area in the whole preservation field is the issue of cultural landscapes. We started out just saving buildings but now as we have thought more about it we realize it is not the building that gives us that sense of place it is all of the things that are beyond it. She did notice that staff referred to this book, this is the guidelines for the treatment of cultural landscapes. It does do things like organization, elements of landscape, circulation. Grove Street has continued in its historical use for 104 years. It is not just the alignment, it is the use. We use it everyday, the public uses it everyday. Nicollet Island was really the birth place of the park movement in Minneapolis. One of the facts that people do not know is the house that Judy Martin showed, was Loring's house. In 1920 Mr. Loring said the house generally referred to as the Bill King place was not built by King, but by Mr. Loring himself. He saw a statement that King built that house, this was a house that was torn down for the De LaSalle 1922 building. Mr. Loring built it himself in 1869 and lived there about 8 years before selling it to Mr. King. Nicollet Island was a dream land in those days. It was a delightful little community there, W.W. Eastman, the De Lattrel family, Mr. Loring's house and a few others. The island was really a park as it stood. It was thickly grown up to a grove as the beautiful native maples as one would care to see. He thought of it many, many times. In 1992, she was on the CAC that worked on the master plan for Nicollet Island, it had to renowned landscape architects on it. Both were graduates of Harvard, they were both fellows in the landscape architecture profession. There were historians including David Wiggins, the idea was to understand what a beautiful place Nicollet Island was and to take this opportunity as it passed into public hands to bring back the beautiful landscape that was there. And that is their dream. They want to bring back the landscape in the historic setting that it was.

Barry Cleg 163 E. Island Ave. Fortunate to live in the restored Pie House. The house was originally built in 1873. It along with most of the other contributing structures on the island would have been on the picture that Mr. Keene showed taken in 1928 if it included the entire island. Unfortunately it cut off the north tip of the island were most of those houses had already been for more than 50 years. You have heard from many organizations who oppose the Certificate of Appropriateness and many couldn't be here. He read the list of those who oppose this project, unlike what has been said by project proponents it is not just Nicollet Island residents. Opponents include over 1500 park visitors and users who have signed a petition opposing the project, the Nicollet Island East Bank Neighborhood Association, The Prospect Park East River Road Association, Marcy Holmes Neighborhood Association, St. Anthony West Neighborhood Association, Clean Water Action, The Sierra Club, The Burlington Northern Railroad, much more powerful than the Park service we all know., Minnesota Civil Liberties Union, Minneapolis Park Watch, Friends of Coldwater, National Park Service, National Trust for Historic Preservation, Preservation Alliance of Minnesota, Minnesota Historical Society, Friends of the Mississippi River and Friends of the Riverfront. Earlier tonight, Mr. Gallat stated this was a question of preserving a view versus preserving De LaSalle High School. That is overly melodramatic. It is not about the preservation of De LaSalle High School, they are doing fine and we are happy for them. It is a question of preserving the historical character and the heritage of Nicollet Island for future generations and we commend that to you this evening.

Ruth Jones, 2928 Dean Parkway. As a retired educator and part-time professional tour guide in the Twin Cities that one of the two places that everybody wants to go is across the Ford Bridge into St. Paul and to go to the St. Anthony Park Historic District. We have to keep putting this thing into context. De LaSalle is a blink in history. There is the river and there is the history and it is so rich. She does not care how cleverly the architects work on the stadium it is like putting an elephant on a postage stamp. It is not right. She grew up in western Pennsylvania and went to a high school that did not have a football field beside the school. The kids had to walk a whole mile and it did not hurt them a bit. Football was great in her high school. She can not imagine that an alternative plan could not be found to put a stadium in a better place. In the whole context of education football is much too important much of the time and this is an example of that. Minneapolis compared to St. Paul does not do very well in terms of historic preservation. The very fact that this proposal by this private group, in total disregard for the division of church and state would bring this proposal this far, it dismays her. She knows dozens of people who care for two things deeply, one is historic preservation and the beauty of the natural place. This is the Mississippi River this is the river. This is a big deal. Every week she greets people from all over this country and world and they want to see the Mississippi River. We need to go back to first things and remember do we really want an elephant on a postage stamp.

Jared Crum, 4035 Washburn Ave. N. Student body President. Senior this month at De LaSalle. He was an athlete at De LaSalle even before he was a student there. It is in August that the soccer season begins. For seasons long past living memory De LaSalle's never been able to have a homecoming soccer or football game. Despite what any unaccredited or unverifiable black and white photographs suddenly surface. This is an unfortunate situation that the commission has the power to correct. First we must face a few facts. These are facts the island residents do not want you to know. Grove Street is not historic, it was repaved several years ago and now holds none of the luster and charm that it once may have. Supports of keeping Grove Street frequently mention the platting that took place in 1866. Picturing it in his mind he sees and utilitarian object. Grove Street is a sorry excuse for a historic landmark. From personal experience he knows that cars that venture across it are few and far between. Opponents of the De LaSalle family contend that closing Grove Street would be unsafe. This is simply untrue. The Minneapolis fire chief has concluded that vacating the street would not present a safety hazard and would not impair emergency vehicles or the work of first responders. When island residents put themselves above the opinion of respected and qualified public servant, it is not simply ridiculous it is irresponsible. The residents of Nicollet are being disingenuous. They do not care about preserving history. Their real intentions are clear all the residents want is to keep the De LaSalle family from intruding into their private enclave. They have a hold on the island and they wish to keep that hold. When intervening for your own interest prevents students and children from wanting a place to play they have crossed a line. Lets weigh our choices. We could vacate the pavement strip and build a field. The De LaSalle athletes would have a place to call home. Local neighborhood children would have a safe place to play and be kids. And young people would learn to lead healthy and active lives. On the other hand Grove Street could remain, the field could never be built and the neighborhood would lose a very valuable asset. The decision must now be simple. To touch on the environmental groups. He comes from a family of democrats and he cares very deeply about the environment but he feels that the concerns that the environmental groups raise are sincere and are very good points to make. If you would talk to any of the De LaSalle administration in your study of this issue they will be able to explain to you in greater detail the safe guards that are in place to protect the environment. The decision must now be simple, he sincerely recommend that the commission find the De LaSalle project is in accordance with it's best standards and judgments. He knows for a fact that this home field will benefit the De LaSalle family and many other families as well. Logic and reason must carry the day.

Bob Roscoe, 1401 E. River Pkwy. He was a former HPC commissioner from 1980 to 2001. He presented alternate sites on the overhead. The Park Board is investing several million dollars in Parade Stadium construction. It is on the opposite side of downtown from De LaSalle. The B.F. Nelson site that landscape architect Ted Worth, it is more of an amphitheater that accommodates football and soccer than it is an athletic field. You can see how comfortable this really fits rather than being shoe horned like the field being proposed today. Showed a site plan for what was come up with, there is a foot bridge that crosses the north end of Nicollet Island. It is a 4 minute walk from De LaSalle to the field. One of the features is that it has on the up side there is a large berm area that forms a natural back drop for seating. It has a slightly curved space that could be stone seating that would represent amphitheaters traditional use. He thinks most people would rather watch football or any other sports or watch fireworks from such an area. They looked at other sites. Webster School is very close by. He showed NE Park as an alternative site. They spent considerable time working on the alternative sites to present to you. Historic preservation usually celebrates how older historic vessels can have new economic life again, so that economics and history can serve each other. Here is an opportunity for an important piece of historic landscape to serve, not only places to live, places to learn, have fun, watch fireworks, recreation and he thinks these are important for the HPC to consider. In the last 10 years we have seen a tremendous number of condominium units built on both sides of the river while there has not been an increase in more park land. He thinks that need is really critical he thinks the open space that is there now would be of great use for a number of citizens. By showing a slot through a stadium, markers and so on, this sort of remediation for a demolished historic site is not really acceptable other than laughed at in the preservation movement. That phony slot in the stadium and those plaques reminds him of the cartoon strip of the Road Runner and Wiley coyote, they are always chasing each other. In a scene the road runner painted a huge black entrance to a tunnel on the side of a mountain and induce Wiley coyote to chase him. Of course Wiley coyote smashed himself all up. The moral of the story that is what one person's passage is is another person's headache.

Jim Anderson, 19626 Ibis St NW, Cedar, MN. Cultural chairman of the Mendota-Mediwaktan-Dakota community. Spoke in native tongue. Saying hello to his native relatives. His name is RedSky. We have been working a long time to preserve our culture and language in this area. As an indigenous people to this area they have lost everything and do not have a land base in this area anymore. These lands that are around here, especially these islands that were once this falls are really important to them to preserve. That is every square inch of these islands. They preserved land on Pilot Knob Hill that they wanted to put \$500,000.00 condos on top of Pilot Knob Hill were their relatives are buried and they got them to not do that because of an EAW. Usually an EAW leads into an EIS. He knows that is something that has to be done here before any development happens at all. He mentioned their federal court case for the treaty of 1805 which encompasses 9 miles from the Mendota area which is Pike Island and that covers this area that we are in right now. Under those treaties they have a right to pass and re-pass and live and other things that they have always done in these areas. Until that court case is completed they do not know where they stand on their treaty issue. During highway 55 they protected Cold Water Spring. They were going to destroy that for a road. And those things you do not get back once they are destroyed. He heard about manifest destiny, manifest destiny means a whole lot more to them than the European settlers that came here. Manifest destiny was their demise. It was their cultural genocide. He would like to know what is under the ground. In Bloomington they fought to stop a company knowing full well that there were artifacts underneath the ground. And they ended up digging up 55 sets of remains of our relatives, it was women in a circle with baby bundles. That is what scares him about more development on these islands. He knows that his relatives use these islands for ceremonies and birthing. They use these islands for not only birthing but for burials. Around water they have destroyed many thousands of relative's remains already in this metropolitan area. Because these falls are the only falls on this river, or used to be, until they started to be destroyed little by little by those little nicks and cuts that we were talking

about. It is bleeding to death around here right now. We do not need to nick anything else. He appreciates all the work that De LaSalle does for the children. He is against the desecration of more of their burial sites, more of their sacred sites. Waukon Island, Teto Waukan was right there they destroyed that so that more boats and more shipments could be brought up here. After they destroyed that island they quit bringing barges. Barges do not come up here past those locks other than for the little bit of area that is left up there that they are trying to incorporate back into a natural scenic view again. Their community requests that this committee deny the application for a Certificate of Appropriateness for De LaSalle High School to do this. They are not against any schools or any of our kids, but they are against the desecration of anymore of their burial sites. This to them is a very important site. They use oral history because that is the truth. Many of their elders come and talk about these sacred places that are around here and most of their elders are dead and had their language and culture beaten out of them. They cannot speak our language any longer, they kidnapped their children and brought them to boarding schools and beat the language and traditions out of them. They are working to bring those back. Part of that is to protect these lands that are here and left. They will continue to do this.

Patrick Scully 167 Nicollet St. He lives in the affordable housing coop there. They are often portrayed as a wealthy elite and he thinks it is important to look at the big picture. How did come to be? That you are being asked to vacate a historic street for a football field to be built for a private school. De LaSalle is a good school, probably a great school, but it is not a public institution and so the creation of a football field for De LaSalle is not in the public good, it is in the private interest. How does it come to be that we are asked to make this historic sacrifice for the private good? Obviously it is because De LaSalle has been graduating people for a long time and many of these people move into our community and hold positions of great power and people in positions of power often like to do favors for the people who have helped them to get there. It is a logical thing, it happens all the time. Your job is not to consider what's good for De LaSalle, your job is not even to consider what is good for the residents of Nicollet Island. There is a much greater public that needs to be considered here. That is the people of Minneapolis, The Twin Cities, Minnesota and the world who would come to visit Nicollet Island and do those people come to visit Nicollet Island for the 180 days that we have great weather that somebody might be wanting to walk outside on Nicollet Island. To have 99 of those days having an athletic event happening on the island. The question that De LaSalle is asking tonight is to use your ability to make a decision. Is it worth this good, is it worth it for the trade off, for the loss. It is just a street. In the frame work of Minneapolis he would like you in thinking about the loss of just a street, to think about Nicollet Avenue between 29th Street and Lake Street. We just lost a little bit of Nicollet Avenue in that one block. They did some remediation on the back side of K-Mart, there is a mural that shows what we lost in that transition. Thank you for your time and your patience and considering all of the testimony that has come here tonight. At the same time he thanks the people from De LaSalle for so passionately pleading their case. And those of us who have opposed that for so passionately enduring the democratic process that has led us through meeting after meeting. And he trusts that you will make your deliberations and will revisit this all again in the city council.

Robert Mack, 400 S. 4th St. Suite 712. Founding principle with McDonald and Mack Architects. In the interest of full disclosure he admits that he appears here this evening on behalf of two entities his self and the St. Anthony Falls Historic District. Before establishing McDonald and Mack Architects he worked with the National Park Service and was one of the initial authors of what now are the Secretary of Interior Standards. After moving back to Minneapolis in the mid 1970's he was one of the initial authors of the guidelines for construction in the Nicollet Island Historic area, all the St. Anthony Falls Historic District. That was part of a study that was done by his firm and Miller-Dunwiddie. He believes that he knows a little bit about the preservation standards and about the specific standards as they apply to Nicollet Island. He hardily agrees that the staff recommendation that the Certificate of

Appropriateness be denied. He strongly disagrees with many of the findings in the staff report. It is his opinion that several of the statements are factually in error and show a misunderstanding of both the Secretary of Interiors standards and the Nicollet Island guidelines. The staff report focuses on a single issue. The change of the views up and down Grove Street. Unfortunately, it seems to have lost the forest for the trees and failed to really look at things in the whole and yet even so, some of the trees are damaged. For example the staff report states that the proposed stadium meets the guideline about principle facades facing street. That statement is clearly not in conformance with anyone's reasonable interpretation of the guidelines. Sitting on the street is not facing the street. Another example in discussing the mass lighting the report focuses that there will be minimal light spill because of this new technology and that the lights will be turned off by 10:00 p.m. No where does the staff report address the view changes resulting from these light mass's sticking up in the air 24 hours a day 365 days a year, 366 in a leap year. It fails to address some of the basics of the impact of the built elements on that site. It really focuses just on the change in views. The mitigation measures are not in conformance with generally accepted preservation standards. Had he spoken earlier he would have had everyone stand up because there is a little slot between two buildings, where he could look at the sunset, but that is hardly the same as looking at the sunset. Having a hole in the stadium is not at all the same as views up and down Grove Street. Even if that were the case it would be a one way view because the river side will have a 9 foot high retaining wall. The report states that the athletic facility is reversible. With the level of cut infill in the permanent construction that would take place this project would not be considered reversible within preservation standards. Preservation standards discussion of reversibility relates to additions and alterations to existing structures. Not demolition and replacement of those structures. The staff report makes comments about the Secretary of Interiors standards for reconstruction and that makes no sense at all in his opinion. There is nothing being reconstructed. So discussing reconstruction standards is irrelevant. The list of problems with the staff report goes on and on. The bigger issue is that it seems to lose the forest for the trees. It examines small items and never asks the larger question, what would be the large long term effects of this project on the historic district? Areas such as the St. Anthony Falls Historic District are fragile resources which are all too easily whittled away, bit by bit by bit. The proposed project would be more than just one more bit. He would urge you to approve the staff recommendation and deny the Certificate of Appropriateness. And urges you to take another step and repudiate some of the statements in the staff findings which are clearly not in conformance with either the letter or the spirit of local, state and national preservation standards and guidelines. Only this additional step will make a truly strong statement about protection of the St. Anthony Falls Historic District.

Phyllis Kahn 115 W. Island Ave. For as long as she has participated in these hearings and read all of these reports. For the first time today she learned that this mitigating path is 4 feet wide. She urges you to think about what it is like for pedestrians and bicycles. Think about riding a bicycle and having a wheel chair come from the other direction. Think about the elevation change of that 9 foot wall to show that these mitigation measures have not been thought out. Remember that it is also between 2 fences one fence for the railroad and another for the football field. Think about what a 4 foot major pedestrian, bicycle pathway. The moveable temporary bleachers and the ticket box which will be temporary and won't fit there. On Nicollet Island not far from this proposal look at the Durkee Atwood pavilion, on the riverside of the Durkee Atwood pavilion there is a large white tent. She knows that the structure is in violation of closeness of what structure should look like close to the river. When she asked if this had gotten a building permit, did it go through the historic preservation unit, did it go through critical areas, the answer is no because it is a temporary structure. That temporary structure is up every single day, summer, winter, 24 hours. She sees it close up when running around the path, she has seen it from the river while kayaking and she has seen it from across the river. It is an abomination in a historic district and the beautiful reconstruction of the Durkee Atwood building which is totally hidden by this allegedly temporary structure which went through no process in the city at all because it is

only temporary. She had a New York Times article from 1995 that talked about the Islands and the Mississippi River and the ambience and the bucolic other worldly sense of walking through the entire island. We have talked about the 1992 plan emphasized that De LaSalle was on the planning committee participated in the planning for the 1992 plan and never at anytime talked about the football stadium. We have talked about that east side parking field along East Island Avenue. That is not supposed to be a parking field. It is not a gravel field. It is part of the trail and park going from Boom Island. In terms of a small space in this part of a metro regional park in the center of the city. The idea that anymore of it would go to paved parking, even if it is porous parking, the salt, oil still goes through and into the river. The fact that another huge parking lot is put on this very part of downtown land does not make sense. In speaking with a concierge of one of the downtown's hotels he told her that he continually sends people to Nicollet Island. It is a prominent pedestrian path. She had another article from the city of Vancouver, which is developing pedestrian walks and things as a health issue in the city. She was in the discussion of how the houses were going to ad to the park. When you talk to people walking around Nicollet Island the part of the island they like to walk around most is the place where the houses are. The horse carriage does not go around the edge of the island it goes through where the houses are. She just had a nephew visiting from New York City, all of the kids on Nicollet Island go out, and it is a particularly safe park because there are eyes and there are people all around. And she did let him out and did not worry about where he was or where he was going to be. The tennis courts are guaranteed in that 1983 line that guarantees the football field, it did not guarantee bleachers and tickets and seats. It said a football field and they have the tennis courts. If you take down the tennis courts for this new extra big football field then what happens to the requirement for the tennis courts which was met at the request of De LaSalle. The Certificate of Appropriateness should be denied. Because these things have not been discussed. She would suggest in this document that you have gotten that you look at the suggested alternative findings which correct some of the mistakes in the findings.

Christina Morris Minnesota Program officer from the National Trust for Historic Preservation. After having carefully reviewed the application for the Certificate of Appropriateness and the HPC staff report they concur with the majority of the findings of the planning division staff and encourage you to adopt the recommendations denying the Certificate of Appropriateness application for the athletic facility of De LaSalle High School. The mitigation measures proposed in this application for the vacation of Grove where found to be inadequate to prevent an adverse effect and they agree that the current plans for a single opening in the stadium wall complemented by new paving materials, landscaping and historical displays would be insufficient even as a means of interpreting even the character, the views and the connectivity of a historic through street. And would not be sufficient to mitigate loss of a portion of Grove Street. Although the staff proposed additional mitigation measures, even these expanded treatment options were determined to be insufficient. It is their opinion that any plan requiring the demolition of Grove Street for the construction of a new structure over the top of a historic street grid cannot be adequately mitigated since the new construction will not only remove the resource itself but also its many functions within the context of a historic district. She must respectfully disagree with the gentleman representing the park board, he seemed a bit confused that there was not a mitigation action that could be decided for this event. There are certain actions that cannot be mitigated and primarily involve the demolition or destruction of resources and when it is determined that there is no mitigatory action that can be taken that tends to suggest that you need to look at alternatives. The guidelines for new construction within the historic district and the appropriateness of a stadium at this location the staff report made the case that the proposed meets the St. Anthony Falls guidelines and height, massing, materials and windows, openings she is sure others would probably challenge some of those findings. They however disagree that the proposed design is in compliance regarding its siting which was a finding of the staff report. While the principle façade may face towards the intersection of Grove and Nicollet Street. It is precisely the inappropriateness of the siting of this project that has resulted in the request for the vacation

and demolition of Grove Street so therefore they will challenge the finding that the new structure meets the design guidelines in that manner. They are sympathetic to the high schools desire to create expanded and enhanced recreational areas and opportunities for the students as well as other potential public users of the facilities. They feel these needs can be met creatively in other ways that will not compromise the existing historical resources or the comprehensive management plan of the Mississippi River and National River and Recreational Area. They strongly encourage the Park Board and the high school to revisit their existing list of options and explore other alternatives to construction at this site which appears to be problematic on a number of levels. For these reasons the National Trust encourages the commissioners to adopt the findings and recommendations that were presented in the staff report and deny a Certificate of Appropriateness.

Shawn Fitzgerald 1508 E. 37th Street. Tour guide in the 1990's before the Stone Arch Bridge was opened for the Minnesota Historical Society. Submitted Chris Stellar's letter. The St. Anthony Falls Heritage Board Interpretive Plan was created about 1990, it was an assessment of the resources in the district and how they might be interpreted to the public. Several of the trails across Nicollet Island, one in particular uses East Island Avenue and then along Grove Street from East Island Avenue to Nicollet Street onto Maple Place over to West Island Avenue and back to Merriam Street. While working for the MN Historical Society she did work the Nicollet Island architectural tours. She explained the route. They did use the bridge and Grove Street. There is something to interpret every step of the way. She has a lot of experience with part time jobs at the riverfront interpreting objects. From the 1980 to the mid 1990's the historic district including Nicollet Island park became a place where many people, now over 1 million people a year on the island, lived their lives. Tonight you are dealing with all the dry stuff, regulations. When she thinks of Nicollet Island it is the place where her great grandfather was living when he died in a building that De LaSalle later demolished for a football field. That is where her husband proposed to her at a picnic table overlooking the falls. And where her step sister was married. When her son was small wandering the island he ran into a goat. Just as we all have these experiences and memories with the lakes and Wirth Park and Minnehaha Falls. Nicollet Island has now become one of those significant places. A signature place, just as we have signature buildings in the lives of Minneapolis residence. We need you to safe guard it. It is not just De LaSalle's place or the island residents place. She can see Spirit Island where Father Hennepin saw a man making an offering, a prayer on Spirit Island, she can see where the wagons went across the natural fjord in between Hennepin Avenue by the falls, and of course that was the first river crossing the natural fjord by the picture hanging in council chambers. The picture is here because this place belongs to all of us. And we need you to protect it. Jane Jacobs book has an entire chapter on the need for small blocks. This was a book about all the bad things you do not want to do with tearing down buildings. When you have small blocks you have better circulation, you have more diversity. As a tour guide and long time river resident she knows that Jane Jacobs would love the streets on Nicollet Island. Where the streets are also the sidewalks. This is like history over history we have vehicles traveling slowly, tour buses, horse carriages, cars, bicycles, joggers, walkers, strollers all of these mixed on the same street. Because there are not sidewalks for most of the island. When you are a tour guide with restless school children you point out if there were just a few chickens running around it was much like the 1880's when there were not sidewalks and everyone used the streets. Busy streets are safer streets and are welcoming streets. Busy sidewalks make us feel safe and at home. We know that Ms. Jacobs would love the way we are currently using those old 1860's to 2006 streets at the island. She has watched this conflict and the conflict over the A mill. She asks this commission to take a look at all of our historic districts because those are our special places that we have decided to preserve and get with the latest thing with historic preservation. We need an assessment of all the structures, what ever they are. We need to look at guidelines. Looking at guidelines for the St. Anthony Falls preservation district, specific to buildings on Nicollet Island. Talked about using bricks and the height. But there is nothing about the scale because no one envisioned

a stadium proposal when these guidelines were written in the 1970's. We did not talk about cultural landscapes when St. Anthony Falls became a historic district in the 1970's. All of our historic districts need to be reviewed. Maybe we can make more peace with our citizens by having better guidelines.

Arlene Freed 1109 Xerxes Ave S. Bryn Mawr. She is opposed to a stadium that site. Grove Street is an important Minneapolis landmark that has been in existence for 140 years. Its history should be respected. We need to celebrate Grove Street not obliterate it.

The public hearing was closed at 9:15 p.m.

Commissioner comments were recorded

ACTION

MOTION by Commissioner Larsen to **adopt** staff findings and **deny** the Certificate of Appropriateness for the De LaSalle application with several modifications; finding number 4, strike the word "visual"; finding number 5 to state, Compatibility of construction with District Guidelines: Many aspects of the project including siting, height and materials are incompatible with the Nicollet Island Sub-District guidelines and would have a lasting adverse effect on the district. Incompatible aspects include height of light mass, night time illumination levels, stucco siding, imitation stone, height of the retaining walls and location of the stadium on the historic street.; finding number 6, strike the word "not" finding number 8 add "to the district" after the word "effects", and strike the last sentence; finding number 9, strike the 2nd sentence; eliminate finding number 10; finding number 11 to state the outcome of the EAW process, the analysis in the Environmental Worksheet (EAW) prepared by the City for the Project identified adverse effects on the Historic Resources in the St. Anthony Falls Historic District. **SECOND** by Commissioner Messenger. This motion was recreated.

Commissioner Larsen: heard testimony that it is reversible, and the other side stating it is not reversible. If they are cutting out part of the road it is not like the park land by the Guthrie where we were covering over, there seemed to be comments made to that. Trying to put his finger on if the road is going like this, and you cut out a small section, it is not like being covered over.

M. Orange: it stems from the analysis regarding the historical character, what aspect of Grove Street is contributing and what is it that is lost? Everyone has agreed that it is not the paving, not the curve, not the lighting, it is none of the physical aspects, it is the alignment and that does not go away. That is the only aspect that is reversible. Theoretically the field could go away and a new road could be rebuilt in that alignment.

Commissioner Koski: is interested in getting commissioner Ollendorf's response to the staff finding regarding mitigation.

Commissioner Ollendorf: on page 23 of the report, 3a the first and second bullets, she was not sure if this was contradictory between bullet 1 and bullet 2 or if just inserting and "and" at the end of bullet 1, would solve it.

The mitigation plan, talking about the archeological resources, shall be prepared consistent with Phases I, II and III as the project applicant also stated verbally tonight, as defined in the SHPO manual. Second bullet stating that it shall document all intact pre-contact historical archeological resources discovered on the project site during the excavation and grading phases of the project. The way it is written now, it is not clear, if the intention is for Phase I to take its natural course, Phase II which is testing and evaluation and archeologists actually doing subsurface testing. Phase III is any kind of mitigation and do a salvage during excavation and grading, or are these somehow mutually exclusive. Because there is not a full understanding of those two bullets and what they mean.

That is just one small comment. But we have heard other comments from National Trust and from Robert Mack that deal with the broader picture in terms of federal guidelines and intentions. She is inclined to really lean a bit more toward the SHPO and the National Park Service recommendations in terms, of we are not just talking about archeological resources, or removing part of Grove Street, but of a larger scale in terms of what is appropriate for reconstruction and view shed effects. She does not think that was clearly spelled out in the staff report in terms of the Flats building and some of the other areas around there. That leads us more into a cultural landscape view of the over all project. She is at a loss as to where do we start. Do we ask staff to revisit its report and see if they have taken into account, the National Trust testimony and so forth?

Commissioner Koski: guesses he has raised the question more immediately regarding what ever motion/action they will take tonight. And we have a finding that currently addresses the mitigation plan and more or less states that what is in place are sufficient. Do you want to modify that since you are the expert in this area?

Commissioner Ollendorf: if you are talking about page 27 which is a need of the staff findings that is one of the comments that I have that finding number 9 dealing specifically with archeological resources refers back to this analysis section of the report. Which is why she brought us back to page 23, which is the analysis portion of the report that refers to the archeological resources.

Commissioner Koski: would it be a matter of striking the last sentence and recommending that the SHPO or Park Service standard should be used?

Commissioner Ollendorf: the first sentence looks fine, she does not agree with the last sentence. You can strike that parenthetical phrase and change could to might. Or we could get rid of the whole last sentence.

Commissioner Koski: I would say get rid of the whole last sentence.

Commissioner Ollendorf: to meet Secretary of Interior standards and guidelines.

Commissioner Larsen: suggests that that is a finding. There are no measures proposed that sufficiently mitigate the full potential effects.

Commissioner Ollendorf: also on finding number 4, strike the word visual. It is not solely limited to a visual effect.

Commissioner Larsen: in the larger context of things we have heard extensive testimony. The thing that has struck him the most is when we look back at our mission where we are here to preserve the memories of past events. It is interesting hearing from the Dakota Indians all the way up to the De LaSalle and their desire for change; the way we have progressed over time is to be able to realize that some things are worth preserving. While every thing changes some things are worth preserving and there are ways to do that and ways not too. Here while it is seen as just part of a street, it is more, it is part of the alignment, its not the pavers but also what as happened along the street and what continues to happen along those streets and what will continue to for generations to come. By the idea that by putting a football field that will serve many children, it goes beyond just the children that can benefit from that football field. It is more to the country, to our city and to the world that the Mississippi is larger than just us. He is also concerned about the strength of our findings as we move forward, as someone indicated it is likely to be appealed and he wants to make sure the findings are strong.

MOTION by Commissioner Larsen to **adopt** staff findings and **deny** the Certificate of Appropriateness for the De LaSalle application with several modifications; finding number 4, strike the word "visual"; finding number 5 to state, Compatibility of construction with District Guidelines: Many aspects of the project including siting, height and materials are incompatible with the Nicollet Island Sub-District guidelines and would have a lasting adverse effect on the district. Incompatible aspects include height of light mass, night time illumination levels, stucco siding, imitation stone, height of the retaining walls and location of the stadium on the historic street.; finding number 6, strike the word "not"; finding number 8 add "to the district" after the word "effects", and strike the last sentence; finding number 9, strike the 2nd sentence; eliminate finding number 10; finding number 11 to state the outcome of the EAW process, the analysis in the Environmental Worksheet (EAW) prepared by the City for the Project identified adverse effects on the Historic Resources in the St. Anthony Falls Historic District. **SECOND** by Commissioner Messenger. **MOTION to deny** with no abstentions.

Commissioner Ollendorf: amendment suggestion on finding number 8 to state; the measures proposed by De LaSalle are not sufficient to mitigate fully the adverse effects to the district of closing a portion of Grove Street. And strike the last sentence of number 8.

Commissioners Larsen and Messenger accepted this amendment.

Commissioner Messenger: on finding number 5 rather than crossing out the siting, she would rather have the siting height and the construction of the project are incompatible with Nicollet Island Sub-District Guidelines and will have a significant adverse effect on the District.

Commissioner Koski: finding number 5 to state Compatibility of construction with District Guidelines: Many aspects of the project including, siting, height and materials are incompatible with the Nicollet Island Sub-District guidelines and will have a lasting adverse effect on the district. Incompatible aspects include height of the light mass, night time illumination levels, stucco siding, imitation stone, height of the retaining walls and location of the stadium in the historic street alignment.

Jack Byers: requested a second reading of the finding change.

Commissioner Koski: 2nd reading. Compatibility of construction with District Guidelines: Many aspects of the project including siting, height and materials are incompatible with the Nicollet Island Sub-District guidelines and would have a lasting adverse effect on the district. Incompatible aspects include height of light mass, night time illumination levels, stucco siding, imitation stone, height of the retaining walls and location of the stadium on the historic street.

Commissioners Larsen and Messenger accepted the amendment.

Commissioner Ollendorf: finding number 11 to state, the analysis of the EAW prepared by the City for the project identified a single potential significant adverse effect; other adverse effects (from the testimony, letters and SHPO).

Commissioner Koski: why not add another finding?

Commissioner Larsen: we do have the Park Service letter and the Historical Society and the other views.

Commissioner Ollendorf: just put a period after adverse effects in finding number 11. Or maybe not tweak it at all.

Commissioner Koski: it refers to the EAW process and not to the public hearing that we heard tonight and not to other findings or letters.

Commissioner Larsen: questioned Michael Orange about the EAW process are we correct in thinking that there are other potential adverse effects that may be identified by the EAW. Is it your estimation that there is only one?

Michael Orange: Commissioner Ollendorf is correct that the EAW did in fact identify; he did quote it in the report, archeological resources, it spoke to the mitigation and in fact the National Park Service agreed that the mitigation would be mitigate able through normal processes. That is why he wrote it this way is to say that after mitigation the only surviving one would be the alignment issue. He would suggest that; single potential adverse effect, not easily mitigated. He thinks it is an accurate statement of the findings in the EAW document. The EAW document had described it that way based upon all the work involved. It is a large companion letters and people who disagree with that finding, that is part of the EAW, and that is part of the document itself and had that expert opinion in it.

Commissioner Ollendorf: is it acceptable to take the language out of the EAW; page 21; the first white tab in their big book; proposed as a friendly amendment that number 11 would read; the outcome of the EAW process, the analysis in the EAW prepared by the City for the project identified adverse effects on historic resources in the St. Anthony Falls Historic District if the project moves forward as a result of the proposed project. And then numbers 12, 13 and 14 would clarify.

Commissioner Larsen: you meant 5 number 2 on page 21? The project will have adverse effects on the historic resources in the St. Anthony Falls Historic District.

Commissioner Koski: is that acceptable to the motioner?

Commissioner Larsen: restated, the outcome of the EAW process, the analysis in the Environmental Worksheet (EAW) prepared by the City for the Project identified adverse effects on the Historic Resources in the St. Anthony Falls Historic District.

Commissioners Larsen and Messenger accepted.

Commissioner Lee: concerns about number 10 and the reasonable alternatives being explored. We have heard testimony from both sides regarding other options that have not been presented to us clearly enough or are convincing that this is the only opportunity that we have for this.

Commissioner Koski: agrees completely and he was going to make a statement before we voted addressing that issue. He read finding number 10 out loud. Instead of reasonable he might say political, because there are a lot of issues being discussed here that balance a lot of concerns that do not necessarily concern the preservation commission because we are regulating and we are looking at the world through a very specific lens and filter. Our charge is to protect historic resources; not to make our constituents happy. We do that by reading and following the regulations.

Commissioner Larsen: A question is there a reason why we have to conclude that there are no other reasonable alternatives. Striking it altogether. There is no way we can really change it, it is more that it is not a reason to go one way or another, we do not find that relevant to the discussion.

Commissioner Koski: strike the entire finding number 10.

Commissioners Larsen and Messenger accepted.

Meeting was adjourned at 9:41 p.m.

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DRAFT

**Request for City Council Committee Action
from the Department of Community Planning and Economic Development—
Planning Division**

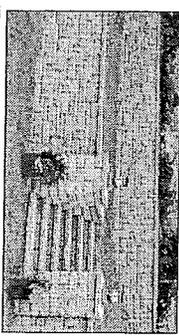
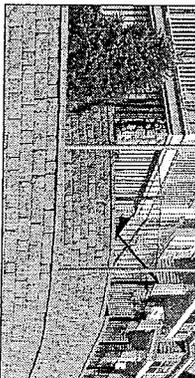
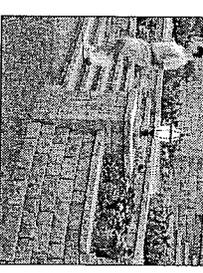
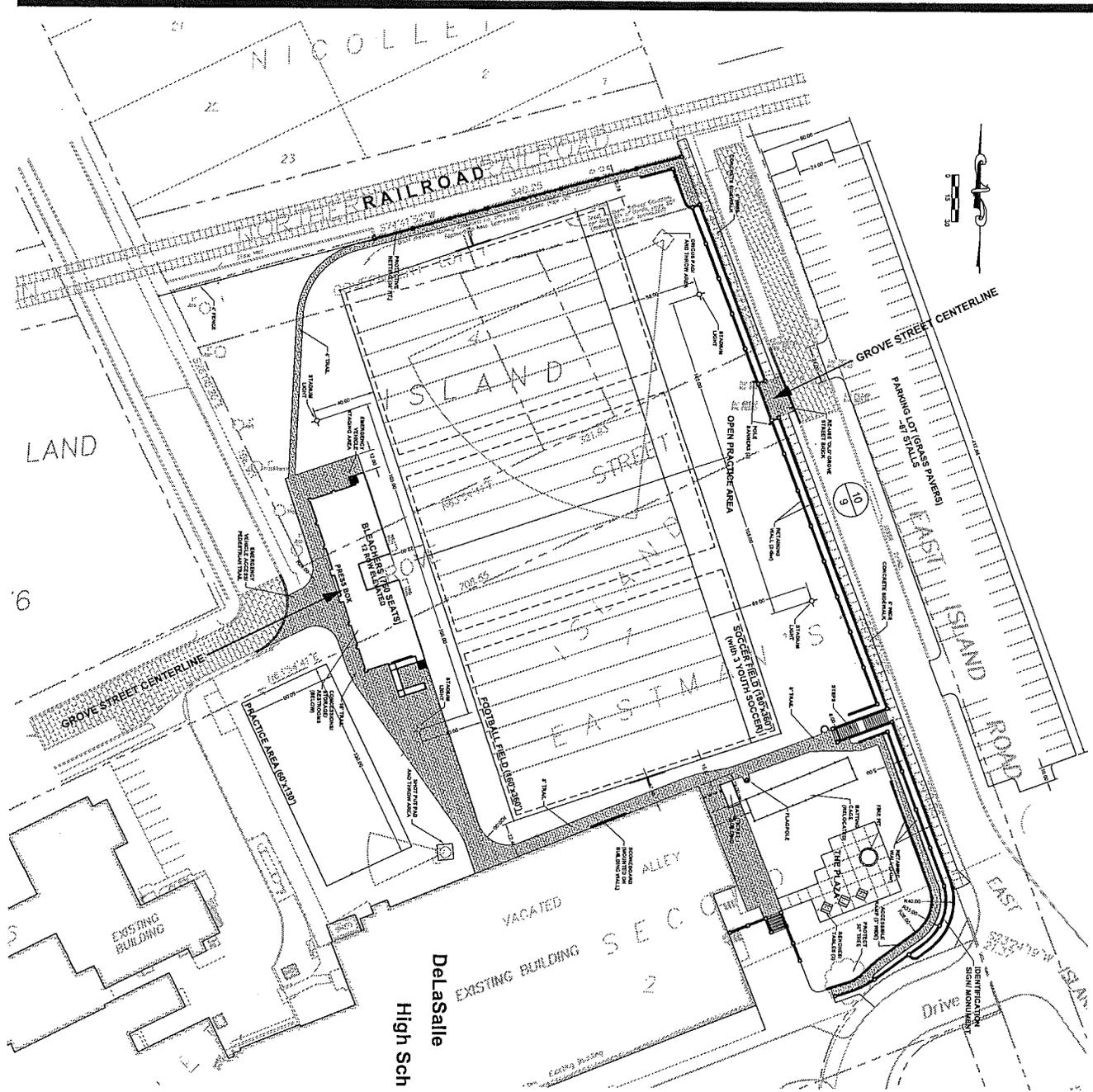
Appeal of the decision of the Minneapolis Heritage Preservation Commission to deny the Certificate of Appropriateness for the DeLaSalle Athletic Facility

EXHIBIT 5

**Information that has been received by Planning staff since the close
of the Minneapolis HPC public hearing on 8/8/06:**

- a Revised drawings from DeLaSalle High School (layout plan and landscape plan, and drawings A1 to A4)
- b Letter from Gary R. Johnson (received 4/18/06)
- c Letter to Jon Oyanagi from Jerry Bahls (received 4/24/06)
- d Email from Jackie Johnson Heilicher (received 4/24/06)
- e Letter from Patrick Scully to Council Member Gary Schiff (received 5/2/06)
- f Email from Chris Steller (with attachments, received 8/4/06)
- g Letter from Friends of Coldwater to the City Council (received 8/4/06)
- h Letter from Rhonda Gilman to the Minneapolis HPC (received 8/7/06)
- i Email from Nancy Romslo (received 8/7/06)
- j Email from Kyle B. Mansfield (received 8/8/06)
- k Email from Linda Sheran (received 8/9/06)
- l Email from Eric Galatz (received 8/8/06)
- m Information from Edna Brazaitis (received 8/10/06)
- n Letter from Paul Clifford Larson to Philip Koski (received 8/10/06)
- o Letter from Harry and Joann Stevens to Michelle Dunn (dated 7/24/06)
- p Letter from Tracy Smith to Michelle Dunn (dated 7/23/06)

a



RETAINING AND SEAT WALLS

- NOTES**
1. CHECK ALL IN-LIN AND BRITL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
 2. ALL APPLICABLE DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB OR CURBLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STAIR DIMENSIONS AND FINISH.

PRELIMINARY DRAFT
HPC SUBMITTAL

3

of 16

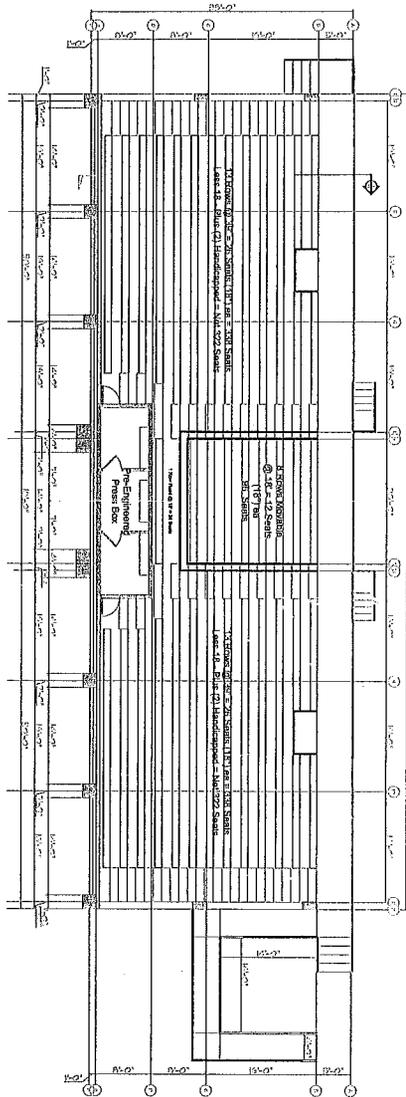
ATHLETIC FACILITY
DELASALLE HIGH SCHOOL
 MINNEAPOLIS PARK & RECREATION BOARD
 MINNEAPOLIS, MINNESOTA

ANDERSON - JOHNSON ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
 1015 GOLDEN VALLEY ROAD • 30114 1PM • MINNEAPOLIS, MN 55412
 PHONE 334-3311 • FAX 334-3311

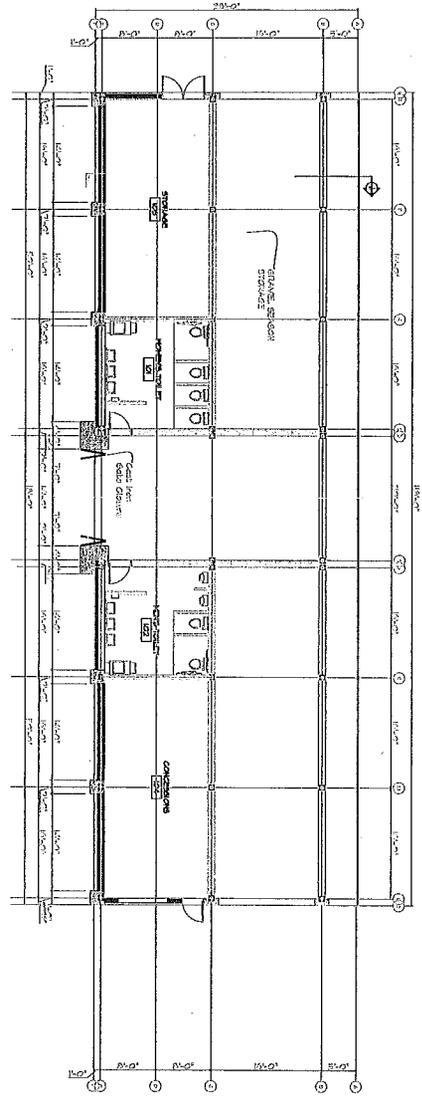
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota.
DANIEL L. JOHNSON
 Reg. No. _____ Date 08/01/05

LAYOUT PLAN

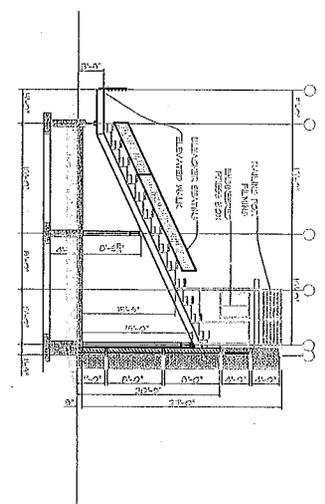
Project No. 05078
 Date 06/01/05
 Drawn By DJR
 Ck. By DJR
 Revisions SEE PLAN SHEET AT POWER PLANT



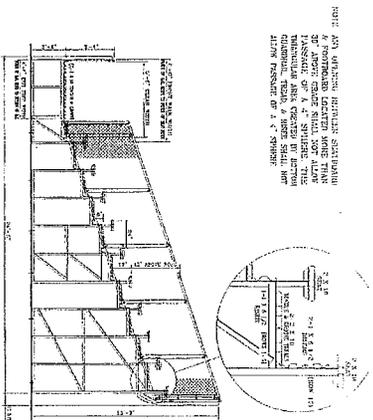
01 BLEACHER SEATING PLAN
SCALE: 1/8" = 1'-0"



02 BLEACHER BASE PLAN
SCALE: 1/8" = 1'-0"

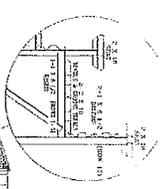


03 BLEACHER STRUCTURE SECTION
SCALE: 1/8" = 1'-0"



04 MOVABLE BLEACHER DETAIL
SCALE: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS BETWEEN STRUCTURE
 & PROVIDED DESIGN MORE THAN
 1/2" TOLERANCE. ALL DIMENSIONS
 INDICATED ON 1/4" SHOWN. THIS
 DIMENSIONAL ASSESSMENT IS BASED ON
 DIMENSIONS OF 1/4" TOLERANCE.
 ALL DIMENSIONS OF 1/4" TOLERANCE.



PRELIMINARY
 DRAFT

Sheet
A1

RECREATIONAL FACILITY
 DELASALLE HIGH SCHOOL
 NICOLLET ISLAND
 MINNEAPOLIS, MINNESOTA

ANDERSON-JOHNSON
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 INC.
 LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

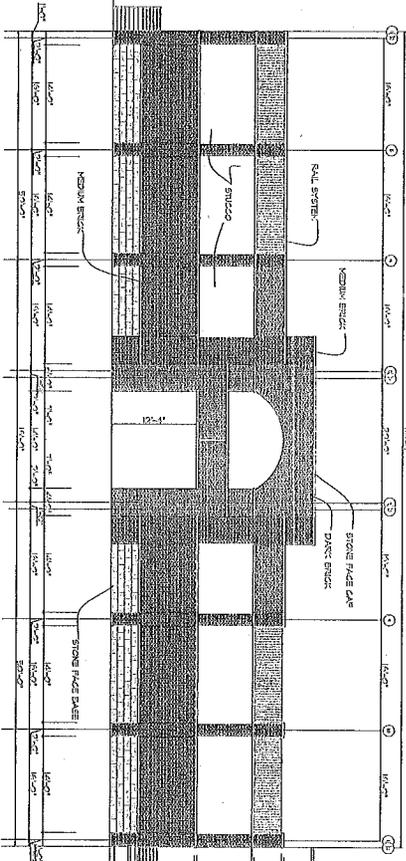


I hereby certify that this plan was
 prepared by me or under my direct
 supervision and that I am a duly
 Licensed ARCHITECT
 under the laws of the State
 of Minnesota.
 KEVIN WM. HALBACH, AIA
 Reg. No. 15125, Date 08/01/08

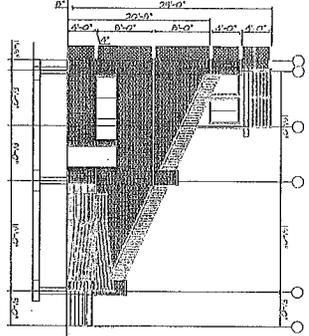
BLEACHER STRUCTURE
 PLANS AND SECTIONS

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Date	08/01/08
Drawn By	KWJ
Checked By	JWJ
Revisions	

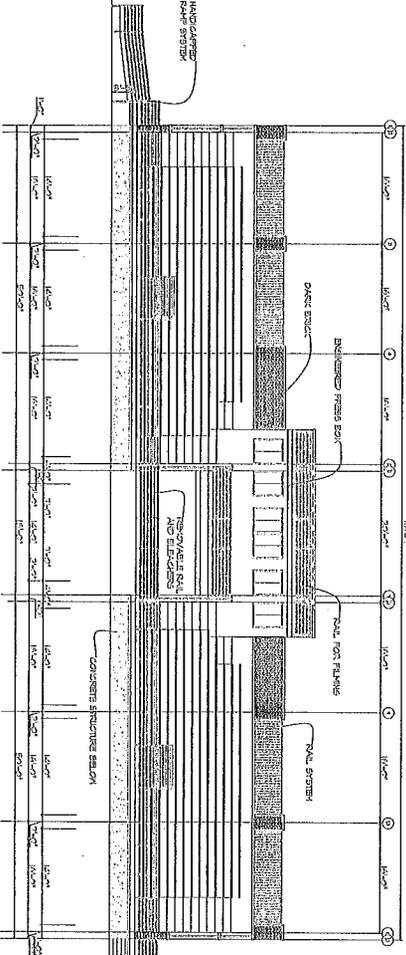
101686



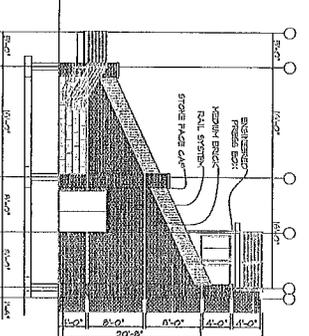
05 BLEACHER ELEVATION BACK
SCALE: 1/8" = 1'-0"



07 BLEACHER RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



06 BLEACHER ELEVATION FRONT
SCALE: 1/8" = 1'-0"



08 BLEACHER LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RECREATIONAL FACILITY
DELASALLE HIGH SCHOOL
NICOLLET ISLAND
MINNEAPOLIS, MINNESOTA

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INC.
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KEVIN WM. HALBACH, AIA
Reg. No. 15333 - Date 07/21/06

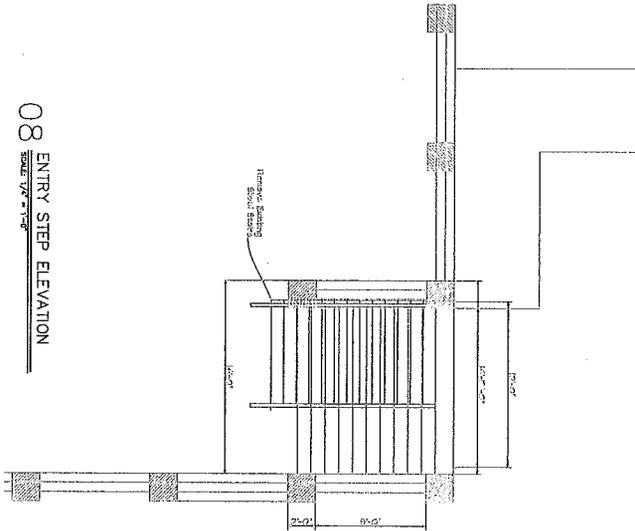
BLEACHER STRUCTURE ELEVATIONS

Project No. _____
Date: 05/21/06
Drawn By: KWH
Checked By: KWH
Revisions: _____

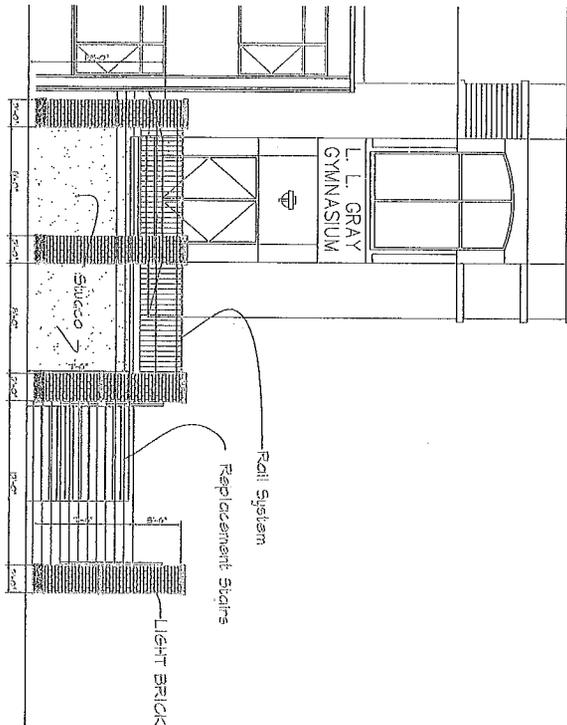
PRELIMINARY DRAFT

A2

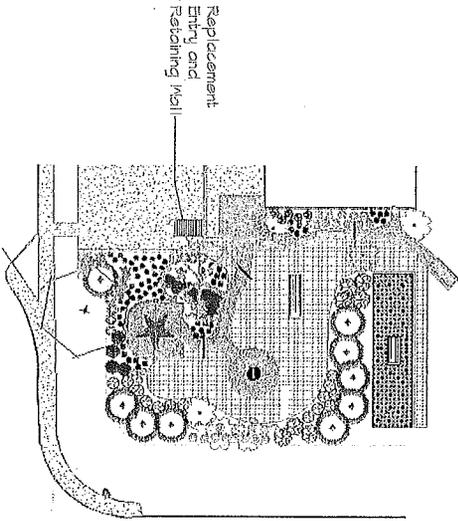
of 4



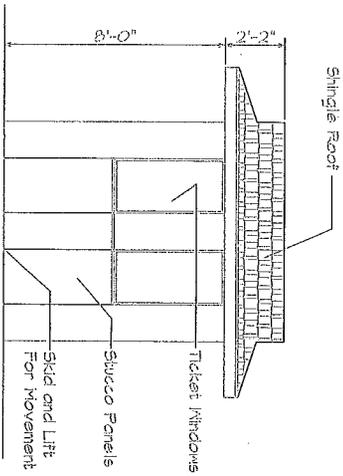
08 ENTRY STEP ELEVATION
SCALE: 1/4" = 1'-0"



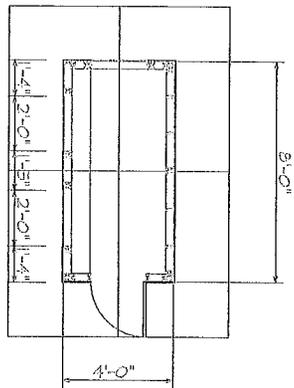
09 ENTRY STEP ELEVATION
SCALE: 1/4" = 1'-0"



11 PARK CONCEPT STUDY
SCALE: 1/8" = 1'-0"



ELEVATION



PLAN VIEW

10 TICKET BOOTH DETAIL
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAFT

RECREATIONAL FACILITY
DELASALLE HIGH SCHOOL
NICOLLET ISLAND
MINNEAPOLIS, MINNESOTA

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LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of Minnesota.
KEYS WM. HALBACH, AIA
Reg. No. 15123 - Date 08/01/05

ENTRY DEVELOPMENT
STAIR DETAILS

Project No. _____
Date 08/01/05
Drawn By JWH
Ck. By JWH
Revisions _____

A3

of 5

PRELIMINARY
DRAFT

A4

of 5

RECREATIONAL FACILITY
DELASALLE HIGH SCHOOL
NICOLLET ISLAND
MINNEAPOLIS, MINNESOTA

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INC.
AJA
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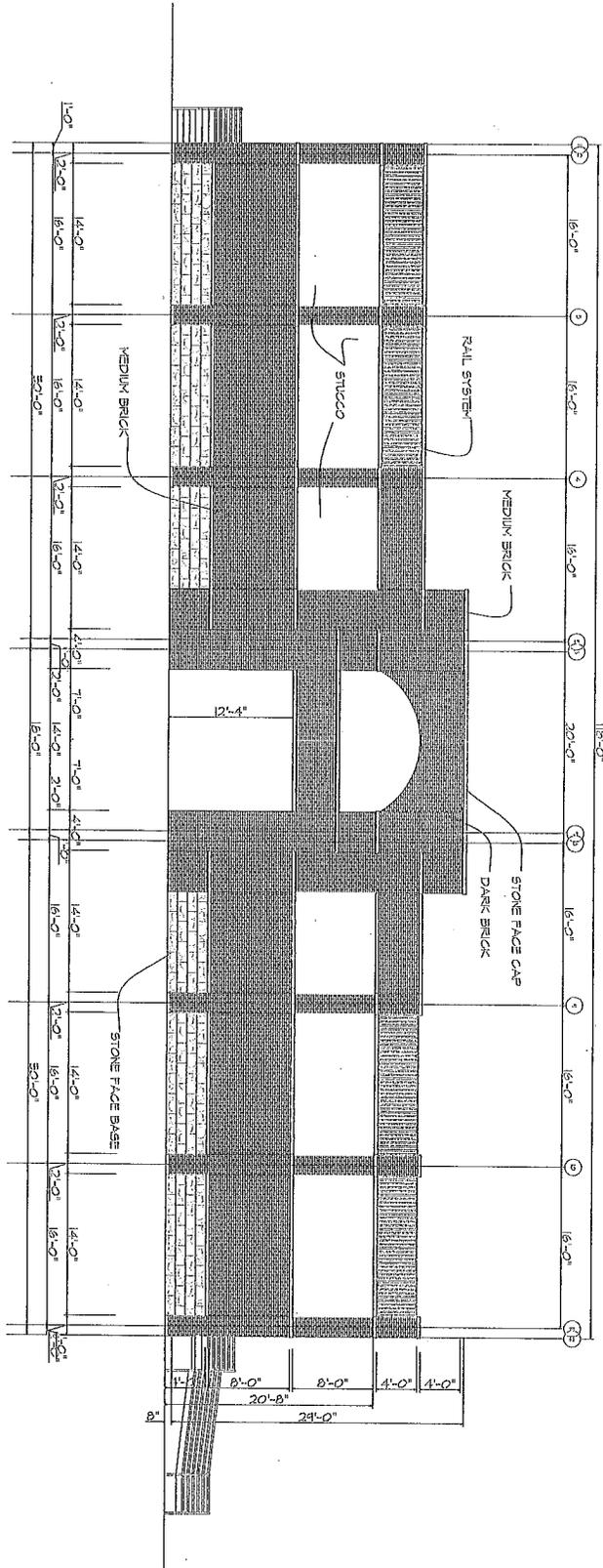
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of Minnesota.

KEVIN WM. HALBACH, AIA
Reg. No. 15123 Date 02/01/08

BLEACHER STRUCTURE
PLANS AND SECTIONS

Project No. _____
Date _____
Drawn By _____
Chk. By _____
Revisions _____

10 BLEACHER BRICK COLORS



UNIVERSITY OF MINNESOTA

6

Twin Cities Campus

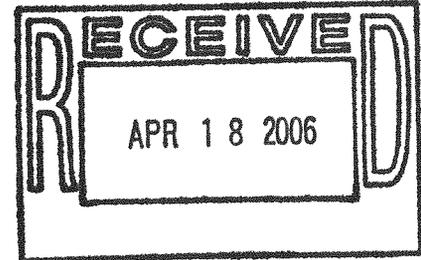
*Department of Forest Resources
College of Natural Resources*

*115 Green Hall
1530 Cleveland Avenue North
St. Paul, MN 55108-6112*

*Office: 612-624-3400
Fax: 612-625-5212
<http://www.cnr.umn.edu/FR/>*

April 6, 2006

Michael Orange
Planning Consultant/City of Mpls.
Community Planning/Economic Development
350 South 5th Street, Room 210 City Hall
Minneapolis, MN 55415-1385



Re: De La Salle/MPRB project

Dear Mr. Orange,

I don't believe that you and I have ever met, but we do have a mutual interest: the park land immediately adjacent to De La Salle High School and in particular to their tennis courts. This is part of the land that is currently being considered as a site for an athletic field/stadium for the high school. I am writing to encourage your consideration of the research value of the land in question and to preserve it for that purpose, as well as its value as accessible open space for urban dwellers.

My involvement with Nicollet Island, including the land in question, began in 1999. At that time, the University of Minnesota was preparing for a significant project associated with "Beautiful U," along with MPRB. As you may already know, Nicollet Island is a pretty hostile site for trees, and fits in quite well with the "brown field site" definition: an area where not much that is green survives, hence the term, brown field. Although several residences have nurtured landscapes along, most of the public park property was fairly desolate.

Through a cooperative agreement with MPRB, the University of Minnesota and Tree Trust, I and two of my colleagues (Jeff Gillman and Harold Pellett, both from the Horticulture Department) became involved with the design and planting of trees on Nicollet Island. Our interest specifically was to conduct a tree varietal study on an urban brown field site. We have found that trees that survive without assistance on sites such as Nicollet Island are more likely to perform better in landscapes that have been highly altered and urbanized, such as downtown planting sites as well as most new subdivisions.

The proximity of the Island was a real gift for us, since we would be able to conduct our research within minutes of the University of Minnesota. For this opportunity, we are truly grateful and have learned a lot about various tree species performance on hostile sites. We consulted and worked with Tree Trust, the City, MPRB and the University to not only design and lay out an attractive urban forest on the Island, but to do it in a manner that we could actually conduct unbiased research as a side benefit.

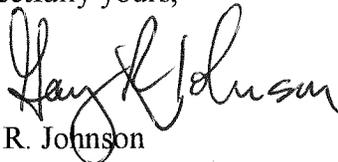
The original proposal for the research study was to conclude at the end of 2003. Obviously, the study has gone on longer than we anticipated, largely due to some significant volunteer efforts and some supportive funding from MPRB. As a result, we have accumulated a significant amount of information that we have shared with several groups, published on web sites and presented at conferences. Several tree species have emerged as stellar performers on Nicollet Island despite the extremely hostile soils and exposure. These tree species are now receiving a lot more attention as potential and successful urban landscape trees. When trees do well on their own with little outside input (maintenance, fertilizing, health management) then their value to a community's urban forest skyrockets.

Along the way, the entire research study (>190 trees) has become a community project. We have laid out an "arboretum" map for the study area, labeled all trees with permanent embossed signage that includes the scientific and common names, and have conducted several tours of the area for researchers, volunteers and other urban forestry professionals. This summer, the Island study site will be one of the featured field trip stops for the National Metropolitan Tree Improvement Alliance conference to be held in Minnesota, June 26-28.

Three years of tree performance research data has been useful, but that represents less than 5% of an urban landscape tree's lifespan. Six years of data is still only about 9%. The longer this study continues as set up, the more valuable it becomes in terms of returning reliable, scientific information to our community. If the trees in the land at risk are removed or even moved, the study essentially becomes invalid. Any outside influence, such as transplanting, adds a new variable that effectively concludes any further, reliable scientific studies.

Please feel free to contact me if you have any further questions or are interested in the study area.

Respectfully yours,



Gary R. Johnson
Professor
Urban and Community Forestry
612-625-3765
Johns054@umn.edu

Cc (electronically): P.Booth, L.Stromme, A.Lucas

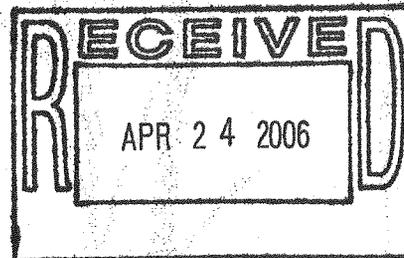


©

*Audubon Chapter of Minneapolis
PO Box 3801
Minneapolis, Minnesota 55403*

April 11, 2006

Jon Oyanagi
River District Manager
Minneapolis Park and Recreation Board
2117 West River Road
Minneapolis, Minnesota 55411-2227



Subject: DeLaSalle Athletic Facility Project

Dear Jon,

The Audubon Chapter of Minneapolis would like to comment on the pending conversion of Minneapolis Park and Recreation Board land on Nicollet Island to an athletic field to be shared by DeLaSalle High School and the Minneapolis Park and Recreation Board. It is our understanding that the MPRB has approved the conversion and is pending approval by a couple of other governmental units. While the Audubon Chapter of Minneapolis has not expressed any judgements on the merits of the project, we do have some strong feelings concerning the long term impacts that this project will have on the environment and water quality. It is our recommendation that whenever decisions concerning the environment or water quality are involved, you always chose the environment and water quality over the other option. The parking lot, which will be right next to the Mississippi River, is an example where every attempt must be made to mitigate the damage caused by it. Permeable pavers and rain gardens must be a part of any plan that includes a parking lot. No additional impervious surfaces should be created with this project. Light and noise pollution must be addressed.

This is another example where a project can be used to showcase how it can be done right. The MPRB can be a leader in providing responsible improvements for the community and the environment.

Thank you for doing the right thing - Protect Minneapolis' environment,

Jerry Bahls
President
Audubon Chapter of Minneapolis

Cd: City of Minneapolis
DeLaSalle High School

d

April 24, 2006

To: Jack Byers (Jack.byers@ci.minneapolis.mn.us)

From: Jackie Johnson Heilicher (jlh4624@aol.com) 101 NE Main Street, Mpls, 55413

Re: DeLaSalle Athletic Facility

As a new resident to the area (October of last year), I was delighted to discover Nicollet Island and made it my daily walking route. While the potential of a new park next to the Guthrie is exciting, and Mill Ruins Park does a decent job of presenting a piece of history, I am more impressed that this gem of an island has been retained in the midst of the city all these years. As I walk it, I feel transported to another time and place – a small town, a different era, and yet still Minneapolis with pieces of it's life whispering to me... the pavilion, the historic buildings and houses, a hidden door to an old underground passage (?), a teepee, the river, the woods, the railroad and the cliffs and wild grassy spaces all speak of different passages of time. It's a living museum.

That first week, I followed a path to a stone placard telling of 150 trees planted on the island to commemorate the University of Minnesota's beginning and I thought what a fitting and sensitive to the area gesture. Now I find that another school is making plans to clear away some of those trees, close an access road and build a football stadium. I suppose in a sad way, it will also years from now reflect the history of our time – a time when education for some reason requires football above all else, when one of the few, though small, wild grassy fields in the heart of a city must become chemical turf instead, a time when education, once again, turns its back on nature, on lessons of history, on desires of a small neighborhood and chases after the cheer of scholarship dollars and the lure of tuition increase. How sad that suburban schools with perhaps nothing but sprawling land create a keeping-up-with-the-Jones envy that causes a school surrounded by history and art, parkland and river watershed to build a "me-too", "to-heck-with-the-neighborhood" football stadium. But then, that attitude has always been part of mankind's history. We never know what we've got 'til it's gone.

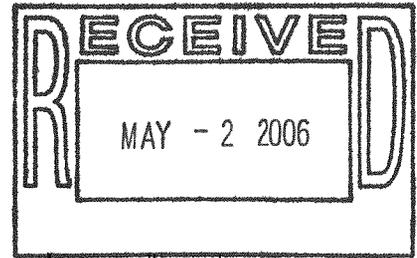
If this facility must happen (though I still hope it won't), perhaps it could at least follow a more area sensitive historic design...ie, wood bleachers of a smaller size, rather than metal, lower voltage lighting and no PA system.

Thank you for considering my input.

April 20, 2006

Dear Councilmember Schiff:

Gary



Thank you for making April 21st Patrick's Cabaret Day in Minneapolis. I was deeply honored personally, and we as an organization were delighted as well.

I am writing today about another issue. I want to let you know how strongly I oppose the closing of Grove Street, and the construction of a "shared use" stadium for De la Salle on Nicollet Island. I couldn't help notice the enthusiasm for De la Salle High School in the city council chambers last week, and rightly so. De la Salle is a good private religious school.

But the issue is not whether De la Salle is a good school. The issue is good land use. I do not believe that a 750 seat football stadium and field and the parking to go with it is a good thing for Nicollet Island as a park. People use Nicollet Island for the quiet oasis it offers in the core of the city. This quality will be severely adversely affected by expanded athletic facilities on the island. Bikers, joggers, dog walkers, pedestrians, people in horse drawn carts, people on George-Jetson-like Segways, they all come to the island for the tranquility it offers, the quiet open natural green space, the historic qualities. The quality of a park visit to Nicollet Island would be decreased by this new development. On the other hand, if a new park just east of the new Guthrie is exciting because it offers quiet open natural green space along the river, are these same qualities not just as valuable on Nicollet Island? Let's apply these arguments to decide to keep what we already have.

As elected city officials I hope you will ask, what do we, (the city), get in exchange for what we lose? You should view this question from a very different perspective than a De La Salle Board Member would. What does the city get? Limited access to some soccer fields. (After school is out in June, and until football practice starts in August). If the city needs more soccer fields, I would expect it to have done a needs analysis, accompanied by a study to determine the best place to put such fields. Unfortunately, the Park Board failed to do this. When I asked the Park Board, at a Park Board hearing, what public need this project addressed, only Mr. Dziejczak responded. The education of the kids who go to De La Salle School was his reply. That was it. As important as the education of students at De La Salle is, it is not the charge of the Park Board, not the city council. De la Salle is a private school.

On the other hand, if we need more soccer fields, then we should reprioritize and provide the money needed to undertake the studies I mentioned above, or we should wait until we have the resources. I fear that in this unfortunate era of "No New Taxes" the pressures created by a lack of money drive us to "be creative" in ways we would not choose, if we had the revenue we need for the projects we want. If we really want more soccer fields for kids, let's get them fields where they can play in April, May, August, September and October, too. Our young people should not have to wait to use the field until De la Salle is not using it. Our city kids deserve the same prime time use that private school kids are looking to get.

It would be a great thing for De la Salle if there was enough room on the island for everything it would like. Unfortunately, there is not. The city is often diminished when we try to force suburban solutions into urban spaces (eg closing Nicollet Avenue for K Mart). When we try to squeeze too much into too little space, we begin to destroy the quality of the space we have. At present De La Salle does not have all the parking it needs. So what happens? Here is one example of such spill over (see the attached pictures). The first pictures I took last night on my way home. The second set I took on my way in to work today. When the lot in front of the school fills, the small lot provided to the school by the Park Board fills to overflowing, and cars end up getting parked onto the grass, up the hill, and helter skelter in the lot. Is this the fate of the island once it becomes a sports venue? More parking lots, and lots of cars in them and along every street on the island do not enhance the qualities that people seek when they come to the island because it is a park. No one jogs around the Metrodome for its beauty.

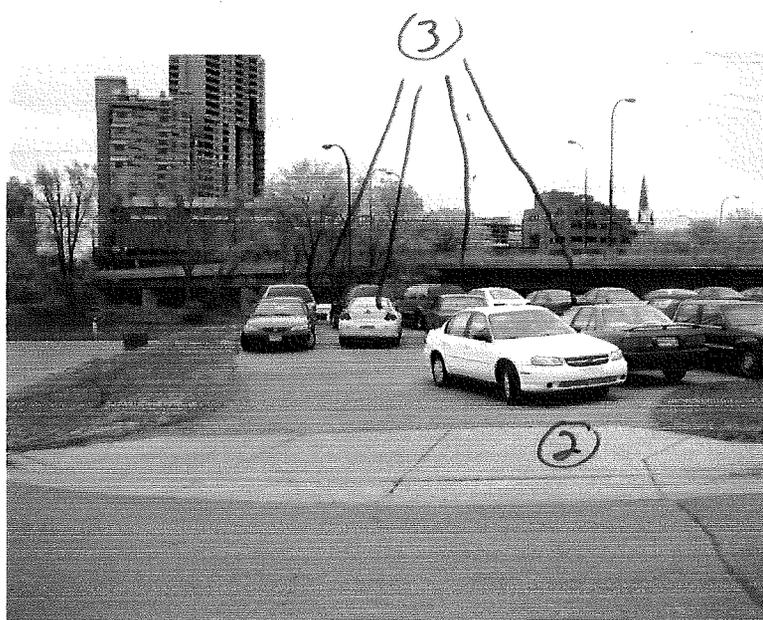
This is a land use issue. One could get distracted by many other issues, but at its very core, this is a land use issue. My fear is that it will be decided as an issue of how much influence De la Salle has. I could go on about that, but that is another issue, for another day. I hope you will agree, and that this decision will be made by applying wisdom and intelligent land use policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick". The signature is fluid and cursive, with a large initial "P" and a long horizontal stroke extending to the right.

Patrick Scully
Patrick's Cabaret
3010 Minnehaha Avenue
Minneapolis, MN 55406

At the end of the day, 3 of 4 cars are still partially or completely
← parked on the grass. →



Next day, cars again on the
① grass, blocking the entrance,
or parked in the drive -
blocking the way^③!

De's parking is obviously
currently inadequate.

No matter what season, athletic fields just can't compare



to the beauty of
natural green spaces.

2 views of the field
that will be lost if
the DeLaSalle stadium
is built.



f

Orange, Michael

From: Byers, Jack P
Sent: Friday, August 04, 2006 7:44 AM
To: Orange, Michael
Subject: FW: DeLaSalle/HPC/St. Anthony Falls Interpretive Plan



SAFHB 1990 Interp
Plan highlig...

For the record...

-----Original Message-----

From: Steller Lund Family [mailto:stellerlund@iphouse.com]
Sent: Friday, July 28, 2006 5:56 PM
To: Byers, Jack P
Subject: DeLaSalle/HPC/St. Anthony Falls Interpretive Plan

To Minneapolis Heritage Preservation Commissioners:

I am concerned about the impact of the proposed DeLaSalle High School stadium on the historical interpretation of Nicollet Island and the St. Anthony Falls Historic District. I will be unable to attend the August 8 HPC hearing on the DeLaSalle proposal.

For the past two years, I have led historical walking tours of Nicollet Island as a volunteer with the Minneapolis Heritage Preservation Commission. I also led historical interpretive walking tours of Nicollet Island as well as the St. Anthony Falls Historic District as a Minnesota Historical Society staff member in the early 1990s. As a contract employee of the St. Anthony Falls Heritage Board, I did the photographic research for the images seen on the St. Anthony Falls Heritage Trail markers.

Commissioners, in weighing the DeLaSalle development proposal, please consider how visitors to the historic district now experience Nicollet Island, and how the St. Anthony Falls Heritage Board has planned for the historic district's interpretation. I believe the destruction of Grove Street would diminish historical interpretation of the island and the historic district as a whole.

HOW HISTORIC DISTRICT VISITORS EXPERIENCE GROVE STREET

Nicollet Island is a fascinating place. It served as a kind of laboratory or showcase for how the city of Minneapolis grew from St. Anthony Falls, with direct-drive waterpower-based factories closest to the falls and a commercial strip along the first street to cross the Mississippi River, with the largest area set aside for residences, including zones of high density townhouses, stately mansions and more modest middle and working class houses.

A fully intact Grove Street is essential for Nicollet Island to tell the story of how the city grew. It is also essential to establishing the characteristic setting of Nicollet Island--a small urban area surrounded by a large natural river environment, itself surrounded by a greater urban area.

Most people and tours explore Nicollet Island moving from the south end to the north end, so Grove Street is the first cross street they encounter from the original, intact 1866 street grid. It is at Grove

Street that people first find the island's streets surfaced in brick, a historic material laid in an historic pattern. If Grove Street is destroyed, visitors will no longer be able to see or walk along the bricks of that important part of the original 1866 street grid.

Looking down or walking up Grove Street gives visitors a feeling for the natural rise in the middle of the island on which the residential neighborhood's mansions were built, a natural feature often remarked upon by early visitors. It will be hard to imagine what about the landscape was attractive to the prominent early Minneapolis families who built the mansions and built the city.

Looking down the full length of Grove Street from either West Island Avenue or East Island Avenue, people can begin to see how even Nicollet Island, a 40-acre outcropping of limestone in the middle of the river, was developed in the 1860s as a residential neighborhood along the grid pattern familiar across the city. Looking down the full length of Grove Street to the far side of Nicollet Island and to the opposite river bank, people get a visual understanding and a physical feeling of the size of the island, and the proximity of the river and the east and west banks across the two river channels. If Grove Street is destroyed, the setting and feeling of this part of the historic district will be lost, as will be this opportunity for historical interpretation based on direct visual and physical experience of the historic district.

HOW THE ST. ANTHONY FALLS HERITAGE BOARD PLANS FOR HISTORICAL INTERPRETATION OF NICOLLET ISLAND

The St. Anthony Falls Heritage Board's Interpretive Plan was mandated by state law and published in 1990, which was re-evaluated earlier this year by the 106 Group, a historic consultant firm based in St. Paul, guided by a Technical Advisory Committee of the Heritage Board.

The Plan proposes five primary themes for the district, each with an accompanying theme trail route, several of which include Nicollet Island. The 2006 evaluation recommends that the heritage board "examine ways that circulation to Nicollet Island can be enhanced through development of theme trail routes and signage or exhibits."

The second of the Plan's five primary themes is "Urban Growth & Change," with a trail route from the Stone Arch Bridge to Nicollet Island via the Pillsbury Library, the Ard Godfrey House, and Lourdes Church. The trail proceeds along East Island Avenue, then **ALONG GROVE STREET FROM EAST ISLAND AVENUE TO NICOLLET STREET**, on to Maple Place, over to W. Island Avenue and back to Merriam Street. Page 3.35 of the Plan has a map that clearly shows this trail following the very section of Grove Street that would be destroyed under DeLaSalle's current development proposal.

The Plan also proposes a single extension of the main Heritage Trail (which crosses the island via Merriam Street and Hennepin Avenue) to include the north tip of the island, passing the intersection of Grove Street and East Island Avenue. A map clearly shows this on page 3.11 of the 1990 Plan.

Upper Nicollet Island contains two of the Plan's 23 Interpretive Components in the St. Anthony Falls Heritage Zone, as pictured in a map on page 3.20: a Social History Exhibit and a Riverfront Community Exhibit, at which "Grove Street Flats combined with other houses on the Island illustrate the riverfront settlement of Minneapolis."

The Plan also has several secondary themes, with Nicollet Island being the focus of both "Architectural History" and "Ethnic

Diversity." Only Nicollet Island is mentioned in the Plan's secondary theme of "Diverse River Uses": "The Nicollet Island pavilion could be a place where visitors encounter information which would put into historical context some of the municipal activities which have or had a presence in the area, such as social services, parks, and public water supply. Nicollet Island would also be an appropriate place to recount the recreational uses of the riverfront, beginning with the Island's role as a kind of GROVE-LIKE retreat right up to modern boating on the river." (Emphasis added.)

The 2006 document labels this "not implemented" and says: "Private access only -- building is under lease although the surrounding land is open to the public. Pursue interpretive opportunities (e.g., consultation with lessee or installation of a plaque on publicly accessible land."

A pattern seems to be emerging in which publicly-owned historic resources in the St. Anthony Falls Historic District are privatized. Lost along with the general public's access to the historic resource is the resource's current or future potential for historic interpretation. Whenever a public historic resource is made private or destroyed, the possibilities for interpretation are reduced to a plaque. Please preserve Grove Street, a critical public historic resource in the St. Anthony Falls Historic District.

Chris Steller
95 W. Island Ave.
Minneapolis, MN 55401
612-623-9008

Attached (in enclosed pdf document):

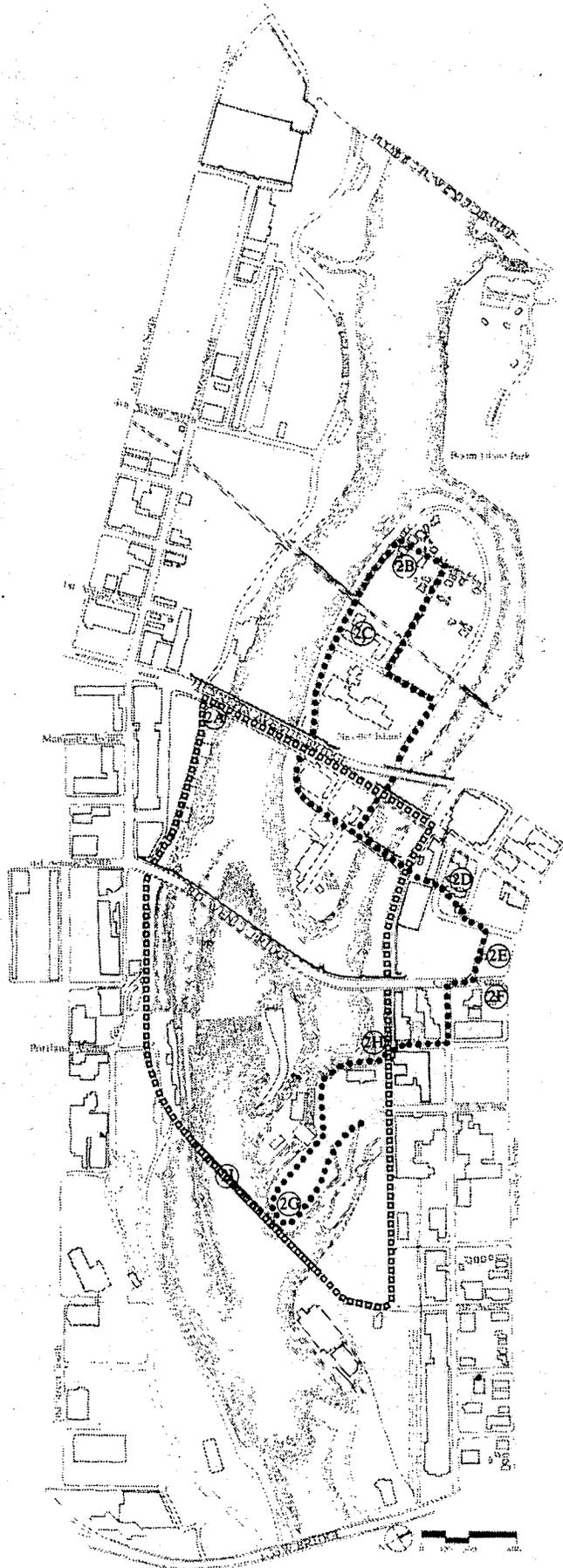
1. Urban Growth & Change Theme Trail map (1990 St. Anthony Falls Interpretive Plan, p. 3.35)
2. Orientation Trail map showing trail extension (1990 Plan, p. 3.11)
3. Illustration of environmental artwork depicting Eastman Tunnel Collapse (1990 Plan, p. 3.57)
4. Geology, Geography and Prehistory Exhibits (1990 Plan, p. 3.28)
5. Interpretive Components (1990 Plan, p. 3.20)
6. Diverse River Uses theme (1990 Plan, p. 3.71)
7. Architectural Diversity and Ethnic Diversity themes (1990 Plan, p. 3.72)
8. Civil Engineering theme trail (1990 Plan, p. 3.55)

Urban Growth & Change Exhibits

- ②A Bridge Park Exhibit
- ②B Social History Exhibit
- ②C Riverfront Community Exhibit
- ②D Lourdes Church Exhibit
- ②E Godfrey House Exhibit
- ②F Pillsbury Library Exhibit
- ②G Fr. Hennepin Exhibit
- ②H St. Anthony Main Walk
- ②I Stone Arch Bridge Walk

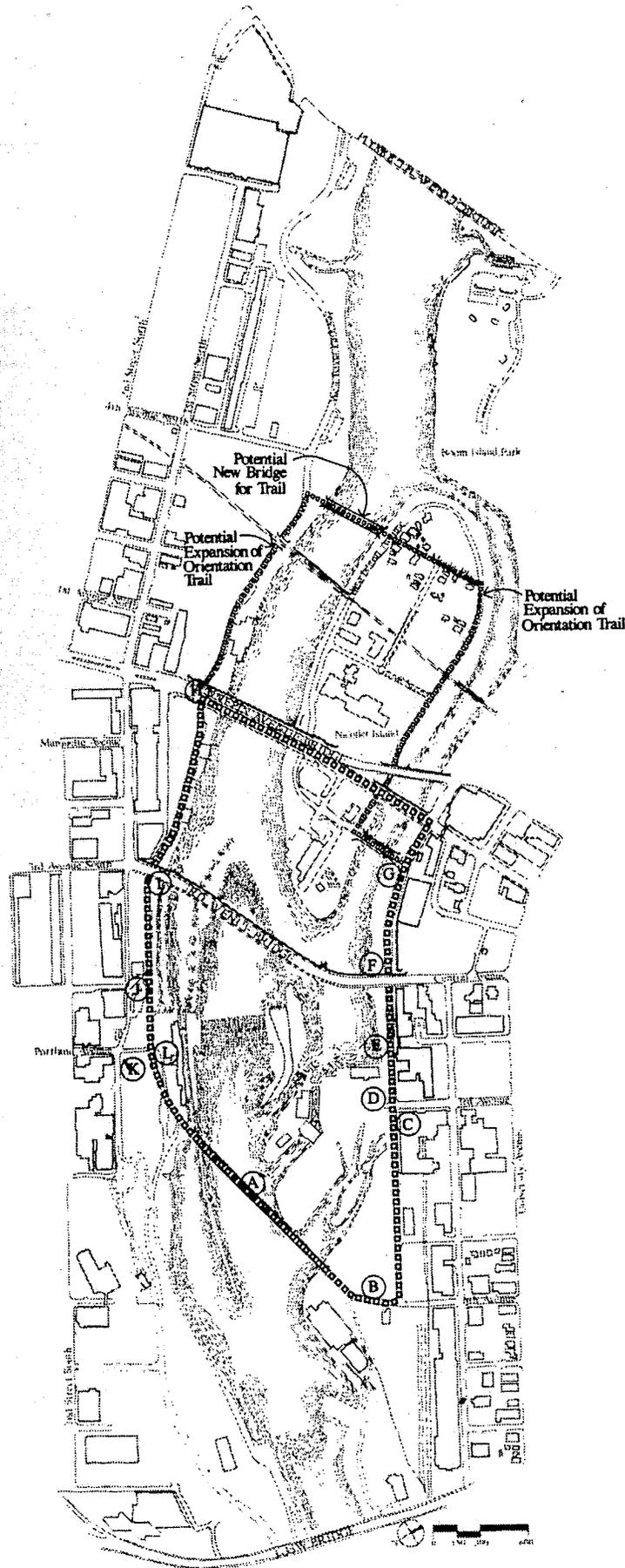
□□□ Orientation Trail

●●● Theme Trail

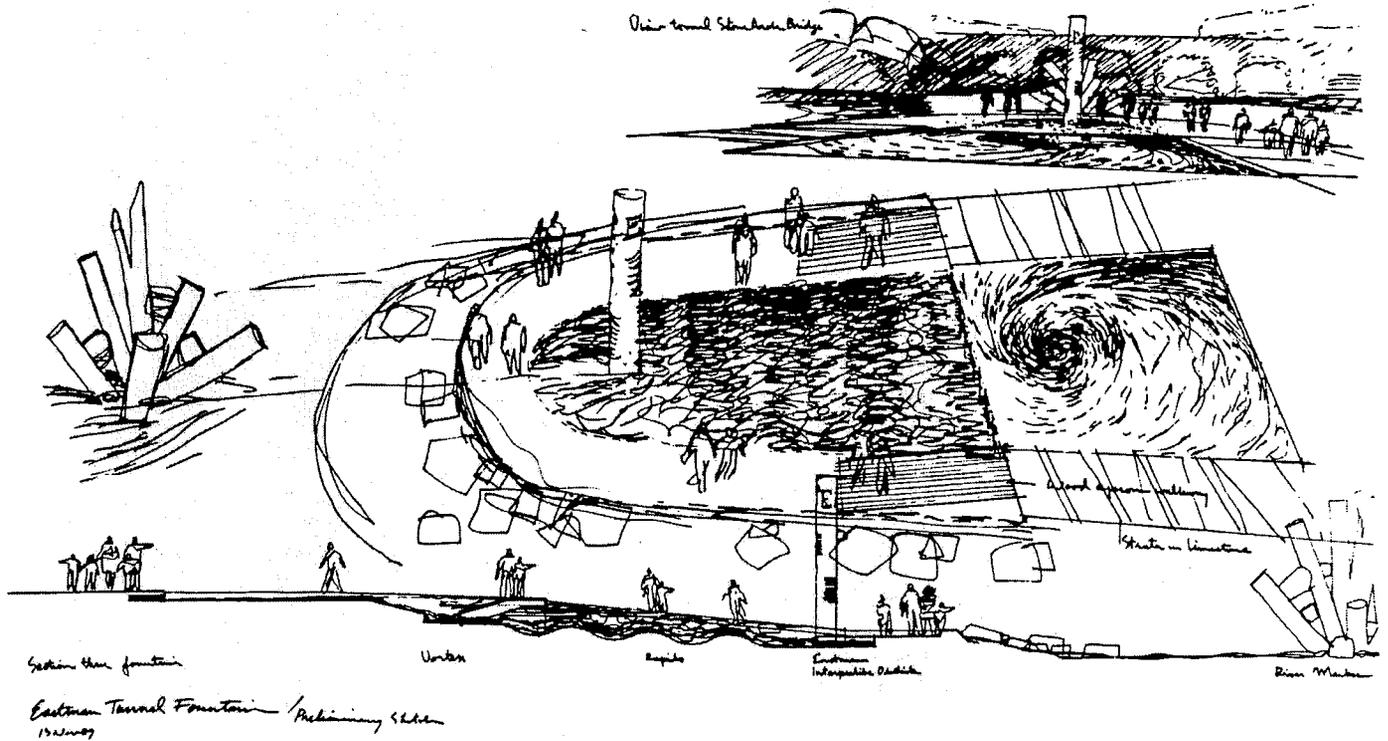


Orientation Trail

- (A) Stone Arch Bridge Walk
- (B) Bluff Park Portal
- (C) Flour Milling Exhibit at Pillsbury Mill
- (D) St. Anthony Main Portal
- (E) Ferryboat Excursion Point
- (F) 3rd Avenue Bridge Portal
- (G) Nicollet Island/Riverplace Portal
- (H) Hennepin Avenue Portal
- (I) 3rd Avenue Bridge Portal
- (J) Gatehouse and Canal Exhibit
- (K) Mill Ruins Park Exhibits
- (L) Lock and Dam Exhibit



D. Visitor Experience and Recommended Media (Continued)



(Ellerbe Becket, 1989)

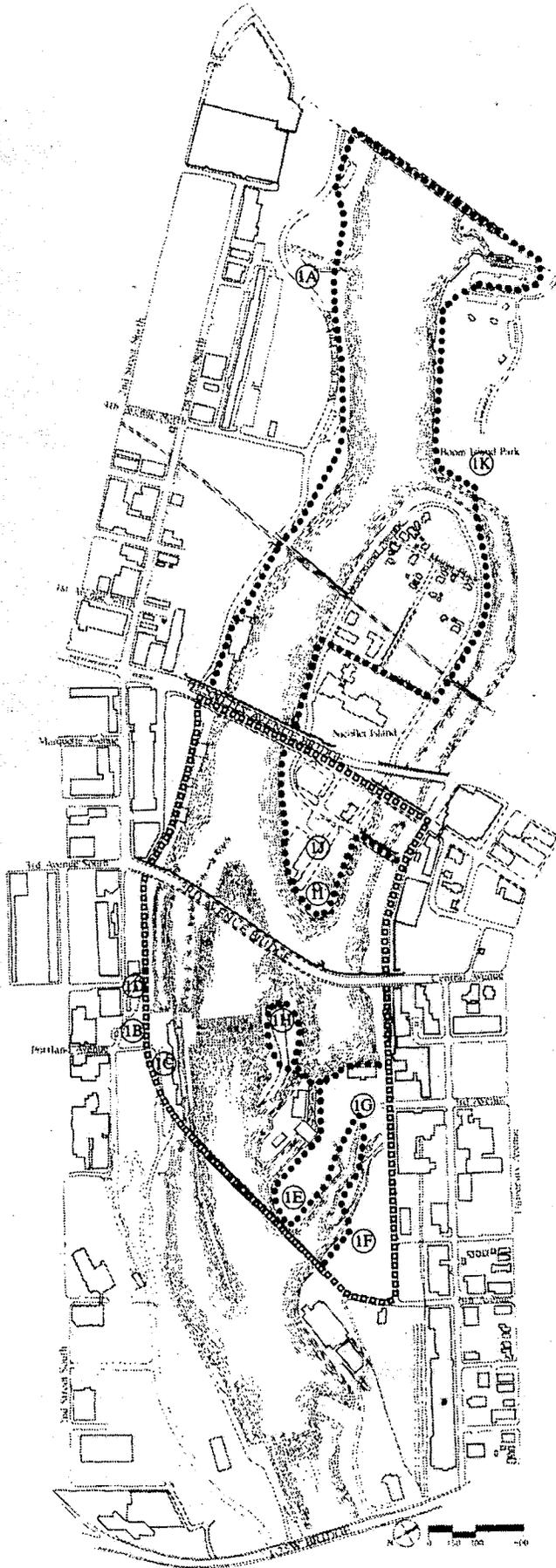
The integration of environmental art with interpretation can be used effectively to simulate events and stories of the Falls. This sketch depicts a possible demonstration of the Eastman Tunnel Collapse which occurred near the southern tip of Nicollet Island. The vortex and rushing water threatened to destroy the Falls while an intentional log jam could not suppress the water. This event marked the beginning of significant involvement by the U.S. Army Corps of Engineers at the Falls.

Geology, Geography and Prehistory Exhibits

- Ⓐ Basset's Creek Riverbank Walk
- Ⓑ West Side Tunnel Exhibit
- Ⓒ Lock and Dam Center
- Ⓓ Canal Archeological Exhibit
- Ⓔ Fr. Hennepin Exhibit
- Ⓕ Hennepin Bluffs Walk
- Ⓖ East Bank Escarpment Exhibit
- Ⓗ Spillway Exhibit
- Ⓙ Eastman Tunnel Collapse Exhibit
- Ⓛ Upper Falls/
Nicollet Island Pavilion Exhibit
- Ⓚ Winter Ski Trail

▣▣▣ Orientation Trail

●●● Theme Trail



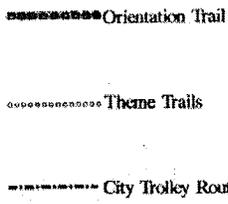
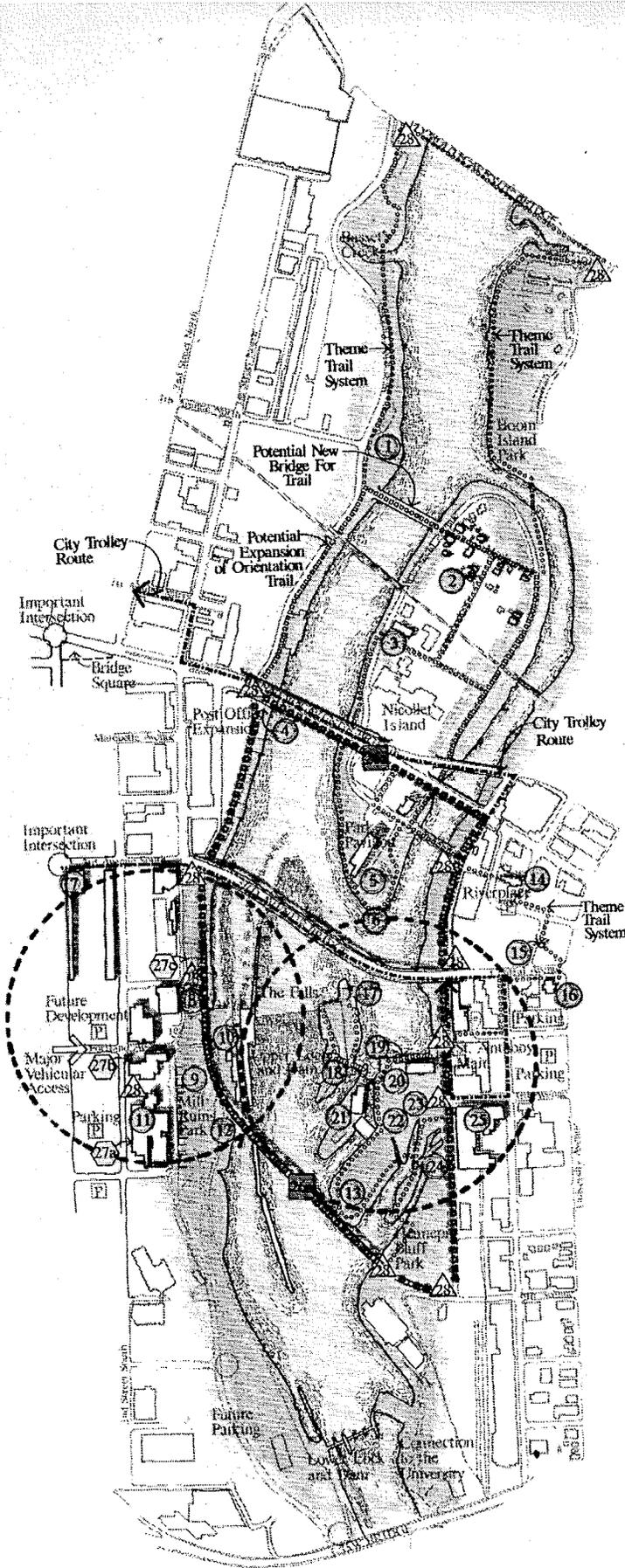
INTERPRETIVE COMPONENTS

- ① **Saw Mills Ruins Exhibit:** archeological display of mill locations, mill operations and the historical evolution of waterpower within the lumber milling industry.
- ② **Social History Exhibit:** significant contributions from workers and residents during the early growth of Minneapolis are portrayed within 19th century houses.
- ③ **Riverfront Community Exhibit:** Grove Street flats combined with other housing on the Island illustrate the riverfront settlement of Minneapolis.
- ④ **Bridge Park:** Playground with interpretive exhibits that integrate bridge technology with urban growth.
- ⑤ **Nicollet Island Pavilion:** provides a staging area for discovery of the Upper Falls district and reinforces the story of urban growth.
- ⑥ **Eastman Tunnel Exhibit:** Geology, waterpower technology and civil engineering efforts are described in the portrayal of this disaster.
- ⑦ **Milwaukee Road Depot:** the significant impact of railroading on urban development is reinforced in this downtown landmark.
- ⑧ **Gatehouse and Canal Exhibit:** interpretive and archeological programs reveal the critical contributions of waterpower technology to the milling industry.
- ⑨ **Mill Ruins Park:** offers recreational activities among the many excavated mill structures and waterpower canals.
- ⑩ **Upper Lock and Dam:** Corps visitor center provides immediate contact with the Falls and presents relationships between civil engineering, waterpower technology and geology.
- ⑪ **Washburn Crosby 'A' Mill:** flour milling demonstration exhibit which highlights its reliance on direct-drive waterpower as well as corporate growth.
- ⑫ **Stone Arch Bridge:** provides spectacular orientation and portrays the historic importance of railroad connections to the milling operations.
- ⑬ **Fr. Hennepin Exhibit:** outdoor interpretive reenactment near the location where Fr. Hennepin recorded the Falls which also helps explain the geologic transformation of the Falls.

- ⑭ **Lourdes Church:** reinforces the diverse ethnic settlement of the city through outdoor interpretive media.
- ⑮ **Ard Godfrey House:** Interpretive demonstration or reenactment within this 19th century dwelling to illustrate early settlement of one of the key players of the development of the Falls.
- ⑯ **Pillsbury Library:** provides an example of contributions made by the flour industry for the growth and development of the community.
- ⑰ **Spillway/Mill Pond Exhibit:** Diversity of geologic formations and waterpower technologies are observed from this single vantage point.
- ⑱ **Observation Platform at the Falls:** provides dramatic exposure to the single most important geologic feature, waterpower source and civil engineering effort.
- ⑲ **Log River Walk:** integrates visitor circulation with lumber and waterpower technology features.
- ⑳ **NSP Main Street Power Plant:** interpretive demonstration of direct-drive waterpower turbines illustrates the diverse and evolving power sources of riverfront industries.
- ㉑ **Hydraulic Lab:** riverfront models describe the geologic forces and civil engineering efforts which impact the Falls.
- ㉒ **Log Shuce Exhibit:** stabilized structure with interpretive media helps to integrate lumber milling processes with waterpower technology.
- ㉓ **East Side Falls Exhibit:** exposure of the limestone ledge with outdoor interpretive media helps to explain the complex geologic patterns.
- ㉔ **Tailraces:** outdoor interpretive descriptions reinforce the relationship between waterpower technology and milling operations.
- ㉕ **Pillsbury 'A' Mill:** flour milling demonstration exhibit within the historic structure communicates the milling process including some of the economic changes within the industry.

- 26. **Heritage Trail System:** provides the connections and interpretive context to encounter the resources through one main trail and five theme trails.
 - **Orientation Trail**
 - **Geology Trail**
 - **Urban Growth & Change Trail**
 - **Flour/Lumber Milling Trail**
 - **Waterpower Technology Trail**
 - **Civil Engineering Trail**
- 27. **St. Anthony Falls Orientation Center:** provides general orientation, historical overview, interpretive theme summary and visitor services.
 - ⑳ **Potential Center at Washburn Crosby Mill**
 - ㉑ **Potential Center at North Star Woolen Mill**
 - ㉒ **Potential Center at Fuji-Ya Restaurant**

㉓ **Portals:** Orientation Trail circulation features which support interpretive programs and serves visitor needs.



D. Visitor Experience and Recommended Media (Continued)

RIVER TRANSPORTATION

Visitors will encounter much in the system about the transportation role of the river. The existence of the Upper Lock itself will demonstrate, after a little thinking, that river navigation was blocked and that a lock was probably not compatible with the intensive industrial use of the area in its heyday. The sections of the system which deal with sawmilling and features such as the log sluice will show the role of the river in moving logs and lumber.

REGIONAL ECONOMIC SIGNIFICANCE

The story of Minneapolis's historical development cannot be told without including the industrial and power themes of the Falls, but neither can it exclude the second great source of growth, commerce. Beginning with the Flour and Lumber exchanges, Minneapolitans assumed the leading role in the region's distribution of agricultural implements, trading of grain and other agricultural commodities, and financial services. These activities mostly took place away from the riverfront. Nevertheless, visitors will ask questions at St. Anthony Falls which can only be answered by reference to the secondary theme of regional economic significance: What is the Foshay Tower? Why does the Minneapolis skyline contain so many large office buildings? What were the buildings along First Street used for? Why are there grain elevators throughout the city, not just in the flour-milling district? How were the two cities, Minneapolis and St. Paul, related historically, built next to each other and both on the Mississippi River, yet with different reasons for being and different economic, settlement, and growth histories?

DIVERSE RIVER USES

The Nicollet Island pavilion could be a place where visitors encounter information which would put into historical context some of the municipal activities which have or had a presence in the area, such as social services, parks, and public water supply. Nicollet Island would also be an appropriate place to recount the recreational uses of the riverfront, beginning with the Island's role as a kind of grove-like retreat right up to modern boating on the river.

D. Visitor Experience and Recommended Media (Continued)

ARCHITECTURAL HISTORY

The walking tour material for the Nicollet Island houses can go beyond tying them in to the riverfront community and the industrial history of the area; it can give visitors information about the development of Victorian architecture evident in many of the more stylish houses. With this information, visitors can connect the houses with the mansard roof of the Crown Roller Mill and the architectural detailing on some of the Main Street buildings such as the Pracna. The Pillsbury Library offers an opportunity to relate Neo-Classicism to early 20th-century ideas about culture; with this connection, visitors can appreciate anew the aesthetic aspects of the Third Avenue Bridge.

A demonstration of historic preservation in-progress at Nicollet Island, perhaps organized along the lines of Public Television's "This Old House," would add to the sense of activity in the area and encourage visitor interest in historic architecture.

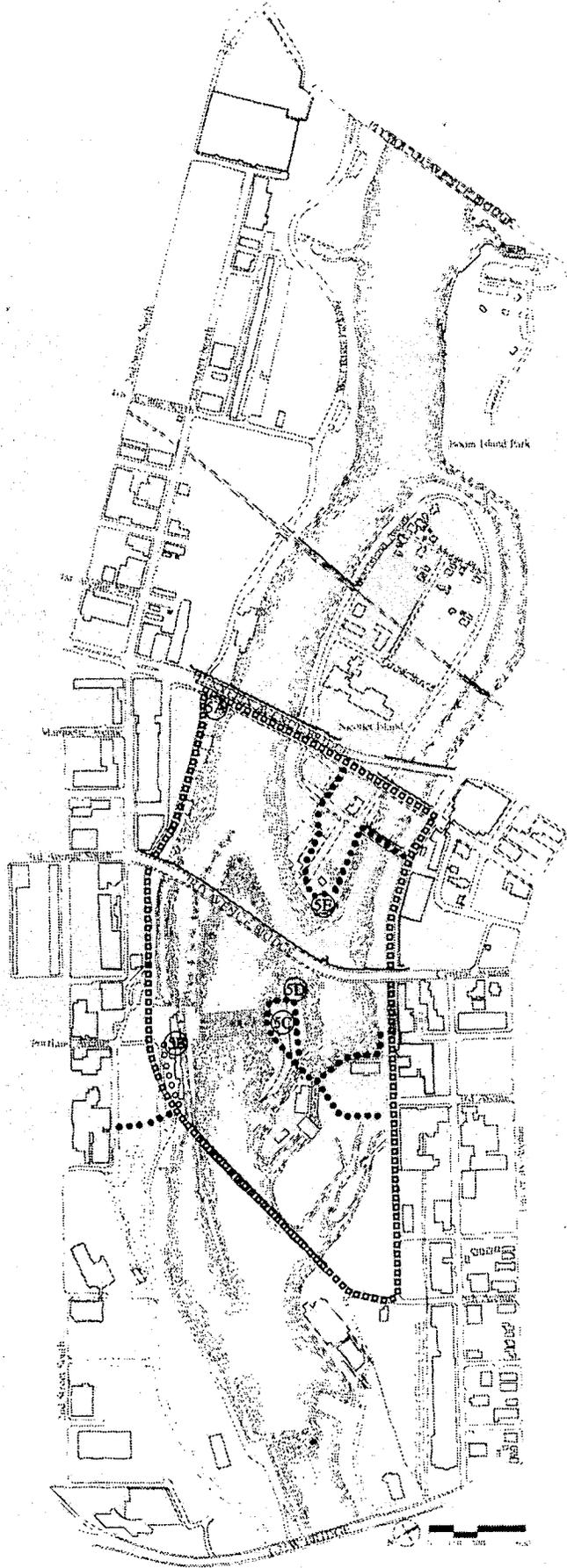
ETHNIC DIVERSITY

The story of the many ethnic groups which built the city of Minneapolis will be told insofar as it intersects the St. Anthony Falls story. The interpretive programs which present everyday life at Nicollet Island and the lives of workers in industry at the falls will necessarily bring up their ethnic backgrounds. Beyond this, visitors will need some information about riverfront ethnic communities to make sense of Polish and French names still in evidence in the area.

Civil Engineering Exhibits

- ⑤A Bridge Park Exhibit
- ⑤B Lock and Dam Exhibit
- ⑤C The Falls Observation Platform
- ⑤D Spillway/Millpond Exhibit
- ⑤E Eastman Tunnel Collapse Exhibit

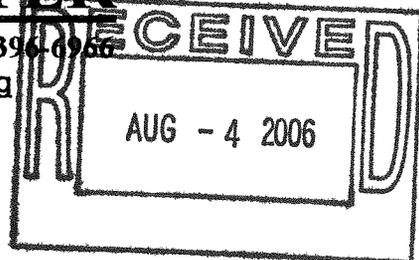
- Orientation Trail
- Theme Trail



3

FRIENDS OF COLDWATER

200 Oliver Avenue South Minneapolis MN 55405-2045 612-396-6957
www.friendsofcoldwater.org info@friendsofcoldwater.org



August 4, 2006

Dear City Council Members:

Friends of Coldwater objects to the unorthodox "use agreement" plan to give away public parkland on Nicollet Island to a private religious school for construction of a stadium.

1) A "use agreement" to donate public land for a construction project at no charge for 30-70 years to a private organization is a horrible precedent. Developers will be keen to replicate this give-away.

2) The proposed construction plan violates the separation of church and state.

3) We oppose the loss of public land to privatization. The covenant on the land deed for this regional parkland is recreational open space.

4) The Saint Anthony Falls Historic District, including Nicollet Island, is listed on the National Register of Historic Places. Nicollet Island is in the Mississippi National River and Recreation Area and the state Department of Natural Resources Mississippi River Critical Area. This is not the exurbs, this is not wasteland, this is historically significant land that entertained one million visitors last year.

5) The National Park Service recommends against the construction project. City of Minneapolis, CPED Planning Division, Heritage Preservation Commission Staff Report recommends against the island stadium.

6) City Councilmember Lisa Goodman says DeLaSalle is "entitled" to the land because the school has been there for a century. Native Americans have been there for 9,000 years; a copper spear point was found in the area and perhaps a Clovis point from B.C. 9,500-8,500. Instead of hosting 4 home football games per year for a fraction of the school's 639 kids who are boys who play football, what about teaching the history of Nicollet Island including an archaeological dig? Part of becoming educated is to understand *where* you are in the world. The school is sitting on top of an archaeological experiment and is willing to throw it over so 750 people can sit together 4 times a year. It is incomprehensible.

7) "Nicollet Island, before it became Nicollet Island, was the birthing island for many Dakota. My grandfather, Richard, one of Mazaadidi's sons, was born there," says a Dakota descendant. "In years past, Dakota women and their midwives went to the island to bear their children. The men were able to afford them protection from either bank, and from the prying eyes of the dreaded Ojibwe. Just joking about that part. Well, maybe not.

"I often go to Nicollet Island when in town, to that postage stamp of a park on the water's edge, to leave some tobacco and spend a few minutes remembering my grandfather and what once was."

The roaring of the falls would cover any noises made in a birthing. The flow of the falls may also have been a psychological aid in moving a baby down the birth canal.

8) 100 maple, ash and oak trees, recently planted in recognition of the Sugar Bush habitat found at the time of contact, would be destroyed. Trees are crucial in attempts to mitigate damage we are already experiencing with Global Climate Change.

9) An 1805 Dakota treaty rights case is in federal district court now which could affect the use of Nicollet Island which is treaty land.

Friends of Coldwater join with the following governmental, NGO, neighborhood and environmental organizations and individuals in opposing a Nicollet Island stadium for a private religious school.

National Park Service

National Trust for Historical Preservation

Preservation Alliance of Minnesota

Minnesota Historical Society

Friends of the Mississippi River

Friends of the Riverfront

Nicollet Island East Bank Neighborhood Association

Prospect Park East River Road Neighborhood Association

Marcy Holmes Neighborhood Association

St. Anthony West Neighborhood Association

Clean Water Action

Sierra Club

Burlington Northern Railroad

Minnesota Civil Liberties Union

Park Watch

Louise Erdrich

Charles Birnbaum, NPS

Robert Roscoe, architect

Bob Mack, architect

Prudence Johnson

Kevin Kling

Peter Ostroushko

Sincerely,

Susu Jeffrey
for Friends of Coldwater



Cc: HPC Commissioners, c/o Jack.Byers@ci.minneapolis.mn.us
michael.orange@ci.minneapolis.mn.us
mquest@fmr.org

How we treat the water is how the water will treat us, Eddie Benton Benais.
Friends of Coldwater is a Minnesota Non-Profit Organization

h

August 6, 2006

To Members of the Minneapolis Heritage Preservation Commission:

I write to you as a private citizen but also as someone who has studied and taught about Minnesota's history. In 34 years on the staff of the Minnesota Historical Society much of my work was directed toward the state's schoolchildren. I originated and administered the Northern Lights curriculum project and was the author of its principal text, *The Story of Minnesota's Past* (1989). My book is still in print and is still used in many of the state's schools.

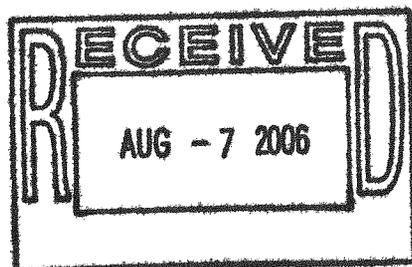
My first close encounter with the history of St. Anthony Falls came in 1980, when I was asked to give the annual James Ford Bell Lecture on the tricentennial of Louis Hennepin's visit there. Later, in the 1990s, I wrote the informational signs for the St. Anthony Falls Heritage Trail and so gained a further appreciation for the story of the people who built homes, mills, factories, and fortunes around the falls. Both assignments made me aware that Nicollet Island is an anchor of the historic riverfront. With its unknown generations of Native American tradition and its century-old residential neighborhood, it is a gem that Minneapolis should treasure.

Do not sacrifice the integrity of this quiet historic district by encroaching on it with the size, activity, lights, noise, and congested traffic that accompany a sports stadium. All of us sympathize with the needs of schools and the importance of athletics in the lives of young people, but what are we teaching them? Do we want them to conclude that a historic heritage is disposable? I am a lover of books, and I have written several, but I know that youngsters learn far more from actions than from words. I also know that a historic place and setting leaves a far deeper impression on all of us than does a page of print. Minneapolis has made great strides in preserving its birthplace along the Mississippi. Do not undermine that effort now.

I urge both the Preservation Commission and the administrators of DeLaSalle High School to consider these things and to find an alternative to destroying the historic ambience of this area.

Sincerely,

Rhoda R. Gilman





Orange, Michael

From: Romslofloy@aol.com
Sent: Monday, August 07, 2006 1:29 PM
To: Orange, Michael
Subject: Oak Street & Nicollet Island

Michael Orange~~

Please know that we are very concerned regarding the well-being of Nicollet Island & the preservation of Grove Street. This historic area witnessed the beginnings of Minneapolis, & today furnishes, in the heart of the city, unique educational, cultural & recreational opportunities. We can understand DeLaSalle School's desire for a new stadium, but this projected stadium simply does not fit into this small & unique setting. The school & the developers should be encouraged to consider other sites, possibly utilizing land owned by DeLaSalle.

All of us need to dedicate ourselves & work together to preserve our precious parkland & resources not only for ourselves but for the next generations. Its part of our heritage.

Thank you
Nancy Romslo
4570 Edmund Blvd.
Minneapolis MN 55406

I would be grateful if my comments could be forwarded to the appropriate persons.
Thank you very much.

Orange, Michael

From: Kyle B. Mansfield [kmansfield@foleymansfield.com]
Sent: Tuesday, August 08, 2006 8:32 AM
To: Orange, Michael
Cc: rt@minneapolis.org; Johnson, Barbara A; Goodman, Lisa R; michael.collins@delasalle.com
Subject: DeLaSalle and Minneapolis Park Board athletic facility

Mr. Orange,

I am writing as a downtown business owner, Minneapolis employer, Minneapolis home owner, father of 5 school children and parent of a DeLaSalle student. I wholeheartedly support the DeLaSalle and Minneapolis Park Board's proposed athletic facility. I do not understand the opposition to this project. My children have attended both public and private Minneapolis schools, and have enjoyed the athletic programs offered at all of these schools. From my back yard in south Minneapolis, I enjoy the sounds of athletic events at Washburn High School. Even though I do not have children attending Washburn, I enjoy walking over to the athletic field to watch the games. The enrichment of our children's lives that comes from having athletic facilities and programs available to them must certainly outweigh any opposition to this project and others like it. I encourage the Heritage Preservation Commission to support the future of DeLaSalle, the Minneapolis parks and our children. Please approve this project.

Thank you,
Kyle Mansfield

Kyle B. Mansfield
Attorney

250 Marquette Avenue
Suite 1200
Minneapolis, MN 55401
Phone: 612-347-0184
Fax: 612-338-8690
kmansfield@foleymansfield.com

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8/8/2006



Orange, Michael

From: Sheran, Linda [LS126480@ncr.com]
Sent: Wednesday, August 09, 2006 4:27 PM
To: Orange, Michael; Byers, Jack P
Subject: DeLaSalle Athletic Field

I understood from a website notice that the Heritage Preservation Committee was meeting on Thursday, August 8 to review the proposed DeLaSalle Athletic facility. I wanted to provide input into this decision but have just realized the day and date are incorrect on your website agenda. I was focusing on Thursday when, in fact, August 8 is a Tuesday.

I am a resident of the Village Lofts Condominium located at 150 2nd street N.E. I am writing this letter to express my concerns about certain noise and light pollution issues that are addressed in the DeLaSalle Field EAW that was previously submitted to the Minneapolis Park Board. see

http://www.ci.minneapolis.mn.us/planning/docs/DeLaSalle_Athletic_Field_EAW.pdf . I have reviewed the report carefully and find that the data about noise and light pollution is at odds with the report's overall conclusion that no significant impacts are anticipated.

Noise Pollution

In its Noise Pollution section the EAW states that construction and other Field related noise must comply with the noise pollution standards in MN rule 7030,0040. Under this regulation the permissible noise level depends on (1) the portion of a given interval of time during which the noise exceeds a varying threshold and (2) the time of day in which the noise occurs. For noise levels that occur more than 10% of the time (i.e. for more than 6 minutes in an hour) the permissible noise level is 60 dBA (50 dBA if after 10PM). For noise levels that occur less than 10% of the time (less than 6 minutes in an hour) the permissible noise level is 65 dBA. Estimates of the levels of noise that the proposed DeLaSalle facility is likely to generate are reported in a table that is included in the EAW study. The following three kinds of noise pollution are discussed:

Crowd noise: Based on measurements made at comparable athletic fields the EAW Report estimates that the noise generated by crowds at the proposed DeLaSalle athletic field will reach 76 dBA-- a level that substantially exceeds the permissible noise limits (50-65 dBA depending on time of day and duration of noise). It is significant that this level of crowd noise is expected to occur when the facility is used for its normal and intended purpose. Nevertheless, the report opines that no violation will result because:

The crowd noise issue has been reviewed in the past for similar projects with staff of the MPCA. It has been noted that no violation of the noise standards were ever attributed to crowd noise at outdoor events. The most recent MPCA position on crowd noise from sporting events is that it is unregulated. Therefore, crowd noise is not likely to exceed any currently established limits on sound level.

The neighboring residents who will be impacted by the crowd noise are among those who the noise level standards are intended to protect. I believe we are entitled to an official explanation of why it is in the public interest to ignore crowd

noise that exceeds permissible levels -- particularly when the excessive noise levels are the foreseeable result of the expected and intended use of a proposed facility. This could take the form of an MPCA rule interpretation -- or at least an explanatory Policy Statement from an authorized MPCA representative. Otherwise the City and the HPC should assume that a violation is a violation.

Marching Bands: The report addresses the issue of band noise by noting that DeLaSalle does not have a marching band at this time. There is, however, no assurance that DeLaSalle will not use the field for marching band performances in the future; or that visiting teams would not bring their bands when they play at the football games that will be held at the new facility. The EAW report predicts that, should a marching band play on the proposed athletic field, "sound levels will *generally* be below those of the sound system or crowd noise". But because crowd noise will significantly exceed permissible levels, band noise that is "generally below" crowd noise could still be well above permissible noise levels -- and the report makes no claim that the MPCA has chosen to ignore noise level violations that result from band noise.

Loud Speakers: The Report states that the noise limit applicable to noise that occurs during more than 10% of the time (i.e. for more than 6 minutes in an hour) is 60 dBA during the day and 50 dBA if after 10PM. This is the limit that would seem to apply to loudspeaker noise during an outdoor athletic event -- i.e. it is difficult to imagine an athletic event during which the loudspeaker would not be used for at least 6 minutes in each hour. Other performance events scheduled for the proposed facility (e.g. concerts) may entail virtually constant use of the loudspeakers. (An attachment to the staff report to the HPC predicts 88 to 99 loudspeaker events during each year). The EAW includes a sound distribution map (exhibit E) which shows noise levels that are expected to occur at increasing distances from the facility's loud speakers. This map appears to show that levels in excess of 60 dba (up to 66 dba) will impact residences located to the east of the proposed athletic field.

The EAW report opines that the loud speaker noise will not exceed the limit (65 dBA) that applies when a noise does not occur for more than six minutes per hour. However, the Report does not explain why we should assume that loud speaker use will not exceed 6 minutes per hour during athletic events, let alone other performance events that require constant use of the loud speaker system. In the absence of some viable support, this assumption should be rejected -- and the 60dBA level should be presumed to apply. If that is the case, it would appear that the loudspeaker noise will exceed permissible levels.

Light Pollution

The EAW report notes that lighting atop three 70 foot poles will cause some light pollution of the skyline view (see Exhibit ____). The graphic indicates that the lamps on at least two of the poles will face east, but the report does not attempt to quantify the impact on residents immediately to the east of the proposed facility. The report states that DeLaSalle intends to use the best technology to reduce this impact, but no attempt is made to define or describe what technological measures could or would be used and/or how they are expected to impact light pollution. Having acknowledged this potential problem it would seem appropriate for the project description to include a better assessment of the potential impact; a description of any specific abatement measures that DeLaSalle is willing and able to undertake, and a description of the likely impact of any such abatement measure. Without such information it is impossible for neighboring residents to the east to make an informed assessment of the probable light pollution impact of the facility.

I appreciate your consideration to the above concerns.

Linda Sheran

Q

Orange, Michael

From: Galatz, Eric [eric.galatz@leonard.com]
Sent: Tuesday, August 08, 2006 3:09 PM
To: Orange, Michael
Subject: 1917 Minneapolis Plan Excerpts



Scan 001.pdf (1 MB)



XeroxAttach.txt (192 B)

Michael:

Attached is an excerpt from the 1917 Plan of Minneapolis. The Historical Resources Survey refers to it and I will refer to it tonight. Please include it in the record for the DeLaSalle Application for a Certificate of Appropriateness. Thanks.

Eric H. Galatz
Leonard, Street and Deinard Professional Association
150 South Fifth Street Suite 2300
Minneapolis, MN 55402

telephone: 612 335 1509
mobile: 612 819 4871
facsimile: 612 335 1657
eric.galatz@leonard.com
www.leonard.com

-----Original Message-----

From: Olson Lynn [mailto:lynn.olson@leonard.com]
Sent: Tuesday, August 08, 2006 3:00 PM
To: Galatz, Eric; Olson, Lynn
Subject: Scan from Leonard, Street and Deinard

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

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1917 Plan of Minneapolis

FOREWORD

The movement which resulted in the organization of the citizens' body known as the Civic Commission of Minneapolis originated at a meeting of the Committee on Civic Improvements of the Minneapolis Commercial Club November the 29th, 1909. This Committee having met upon the suggestion of Mr. L. S. Gillette and in response to the call of Mr. Wallace G. Nye, then Commissioner of Public Affairs for the Commercial Club, to consider the question of a city plan, proceeded to invite the co-operation of other clubs and civic organizations of the City in the furtherance of such project. These organizations, consisting of the Commercial Club, Chamber of Commerce, the Board of Park Commissioners, the North Side Commercial Club, the South Side Commercial Club, the St. Anthony Commercial Club, the Engineer's Club, the Municipal Art Commission, the Publicity Club, the Retailer's Association, the Six o'Clock Club, the Woman's Club, and the Trades and Labor Assembly, were represented through a Citizens' Committee in a series of meetings and discussions which followed. Final action looking toward the establishment of the Civic Commission was taken on the 7th day of January, 1910, by the adoption of the following resolution.

"The tendency to concentration of population in cities has been a marked characteristic of modern times all over the world.

The problems incident to this rapid growth have compelled the large cities of Europe to adopt systematic and sometimes drastic civic measures to correct present evils and to prevent their recurrence.

Of late many American cities have devoted serious attention to the advisability, if not the actual necessity, of making far sighted plans to care for their civic betterment and development. Practical men realize now that overcrowding and congestion tend to paralyze the vital functions of a city and they are turning their attention in increasing numbers to working out the means whereby the city may be made an efficient instrument for providing all the people with the best possible conditions of living.

Within the past decade New York, Boston, Philadelphia, Pittsburgh, Cleveland, St. Louis, Kansas City, St. Paul, San Francisco, and many others have taken up those matters seriously and effectively and display by concrete examples the economic value of such foresight.

Inasmuch as Minneapolis at the present time is confronted with problems of civic improvement involving the expenditure of large sums of money in connection with the proposed new Post Office, a possible new Railroad Station, the disposition of the track levels and the proposed Gateway Park, and inasmuch as like problems will surely arise in the future, the citizens of Minneapolis feel the urgent necessity, in common with cities above mentioned, of obtaining a thorough civic plan based upon the investigations and recommendations of a citizens' committee aided by expert advice.

Therefore, be it resolved that this Citizens' Committee elect a Civic Commission to investigate and report as to the advisability of any public works in the City of Minneapolis which in its opinion will tend to the convenience and well-being of the people, the development of business facilities, the beautifying of the city, or the improvement of the same as a place of residence.

It should consider systematic methods of traffic communication by highway and railway transportation in relation to the present and future needs of the city; the underlying problems connected with elevation or depression of tracks; access to and communication between outer and inner parks and boulevards; the possible reclamation of the river frontage; determination of sites for buildings and any other investigations or enquiries, which in its judgment will best further the interests of the city as a whole.

The recommendation of the commission should be embodied in a printed report which should be accompanied by a comprehensive civic plan, prepared by expert assistance."

The Civic Commission thus appointed is manifestly an unofficial body, entirely without legal sanction and entirely without legal authority of any kind. The resolution quoted has, however, been its unofficial charter, and the somewhat ambitious task imposed therein it has with feelings of modesty undertaken.

It is a common mental error in which we all are prone to share to regard the present or the point of time at which we now stand as the ultimate point, and this is true in the growth and development of cities as in all other departments of human progress. While we know that a future is coming we do not feel its force or are persuaded of its certainty in the same sense as we know the history of the past. Thus in the growth of cities it is difficult to bring the mind to realize with adequate conviction the fact that the future is just as sure as the past, that the time of doubled, trebled and quadrupled growth will come just as surely as tomorrow's sun will shine. It is this very problem of the future, the problem of the certain increase of cities, with which city planning largely concerns itself, and therein lies the difference between planning for cities and planning in industrial or other activities of life wherein growth is not so dominant a factor. The population of Minneapolis and St. Anthony combined in 1860 was 5,822; in 1870 after consolidation of the two cities 18,066; in 1880, 46,887; in 1890, 164,738; in 1900, 202,718; in 1910, 301,408. In 1920 the population of Minneapolis at its present normal rate of increase will be 450,000, and in 1940 will be a million. Who can foresee with prophet's eye into the generations beyond what the numbers of the City will then be? That Minneapolis will have upwards of a million and a half people within its borders by 1960, and perhaps more, would seem to be as reasonable a conclusion as any respecting human life. It is certain that we are to be "citizens of no mean city."

It is for a city of one and two million population that this Commission has endeavored to plan. If Minneapolis were to remain stationary, crystallized into the form it now has, there would be little occasion for a city plan. It is a necessary requi-

site therefore in valuing or appreciating the plans of any city and the plan of Minneapolis herewith presented, that the reader should project his imagination into that future of fifty or more years hence and become a citizen of that day with an appreciation of the needs and requirements that the city will then have. Most cities like Topsy "jes' growed" and it is a curious anomaly that while every one expects to have a well-designed plan in constructing private establishments even down to a barn with a selected location, yet when it comes to the establishment of a city, the home of a great civic life and the most important of all human habitations, there the wit of man has with a few exceptions hitherto wholly failed.

More and more, modern cities are approaching and even exceeding the old Greek conception of cities as bodies having a consciousness and a purpose and a field of endeavor all their own. So many things are expected of cities and attempted by them in these days, and so many more things will be demanded of them in the future, that the planning of them becomes more and more important as the days of extreme "laissez faire" recede into the past. Not alone, however, is this idea of planning desirable from the standpoint of beauty to achieve a "city beautiful,"—which is only a by-product—but more necessary still is such planning vital to enable the city to prepare for the utilitarian and economic uses and purposes of modern city life, to provide easy communication and easy access, to arrange for the unobstructed flow of traffic and all city activities, to provide for the health and convenience, the pleasure and recreation of the people themselves; in short to plan all things for a well-ordered civic life, a "city useful" as well as a "city beautiful." These more and more are conceded to constitute the serious reasons for a city plan.

It was with such purpose as this to provide a plan for Minneapolis that should be no mere idle dream of the imagination but a safe, conservative and practical working plan through the years to come that the Civic Commission of Minneapolis bent itself to its labors.

Minneapolis as a city has an individuality of its own. It was saved in its beginning from being a purely geometrical city of the checkerboard type by its physical topography, the course of the river and the direction of its earliest thoroughfares. The Commission would be the last to desire any change in that individuality. Rather has it endeavored to preserve and increase, if possible, that individuality. It has not desired and would not desire to attempt any drastic re-making of the City; indeed that would be impossible. All that any effort could possibly accomplish would be to attempt to forecast the future, to project oneself into the community of fifty years hence, and then with backward gaze attempt to see where and how and what plan now adopted would accomplish the best results from the vantage point of natural conditions and natural growth.

With all this in mind, the Commission has employed Mr. E. H. Bennett of Chicago, a trained expert of high standing, formerly and in the lifetime of the late Mr. Daniel H. Burnham associated with him, to make a study of Minneapolis with outside eyes and to prepare and present such report and plan as he by working along the lines suggested might recommend as the fruit of his best judgment and his ripe

experience in other cities. The proposals of this Report and the plans that illustrate them are the results of Mr. Bennett's work. The text was written and the Report edited by Andrew Wright Crawford, Esq., of Philadelphia. In its main features the Report has the unanimous indorsement of the Civic Commission. It would be manifestly unwise and impossible, as the experts themselves would agree, to accept the details of all its recommendations, as necessarily the final cast into which the City of the future is to be moulded. The plan, however, is presented as one deserving serious study and as one which it is believed will, when so studied, commend itself to the citizens of Minneapolis. Insofar as it shall so commend itself it will deserve to be put into effect. The Commission cannot refrain, however, from expressing its sober judgment that the plan will in its essentials receive sooner or later the indorsement of its substantial adoption. Already portions or suggestions from the plans after their preliminary exhibition, notably the extension of Seventh Street North and the straightening of Central Avenue to Division Street, have been favorably received and are even now in process of execution. It is not to be expected, however, that final adoption of the entire program, much less final execution, will come at once, or even in the lifetime of those who are now in active life. But as time goes on and the plan and the report sink into the consciousness of the people the Commission ventures to hope that its merits and its appeals to sound reasoning are such as to exert a wise and a deep influence for good in the future civic life of the city. In this spirit and with this hope in mind the Commission herewith presents its report in accordance with the behest laid upon it by the public spirited citizens who called the Commission into existence. Even if the future should prove this hope to be only partially fulfilled, the time and labor and expense that the Commission have put into the work will still be amply repaid. It is in a measure only repayment of a debt owed to the community where the members of the Commission have lived and enjoyed the privileges given them.

In conclusion the Commission desires to record with sorrow the death during the term of its labors of Mr. Jacob D. Holtzermann, Judge Martin B. Koon, Mr. John DeLaittre and lastly its president, Mr. William H. Dunwoody. Public spirited men all, they contributed much to the counsels and action of the Commission and their loss, besides a deep personal one to the surviving members of the Commission, was felt greatly in its final deliberations.

RUSSELL M. BENNETT
 ELBERT L. CARPENTER
 FREDERIC W. CLIFFORD
 *JOHN DELAITTRE
 HENRY F. DOUGLAS

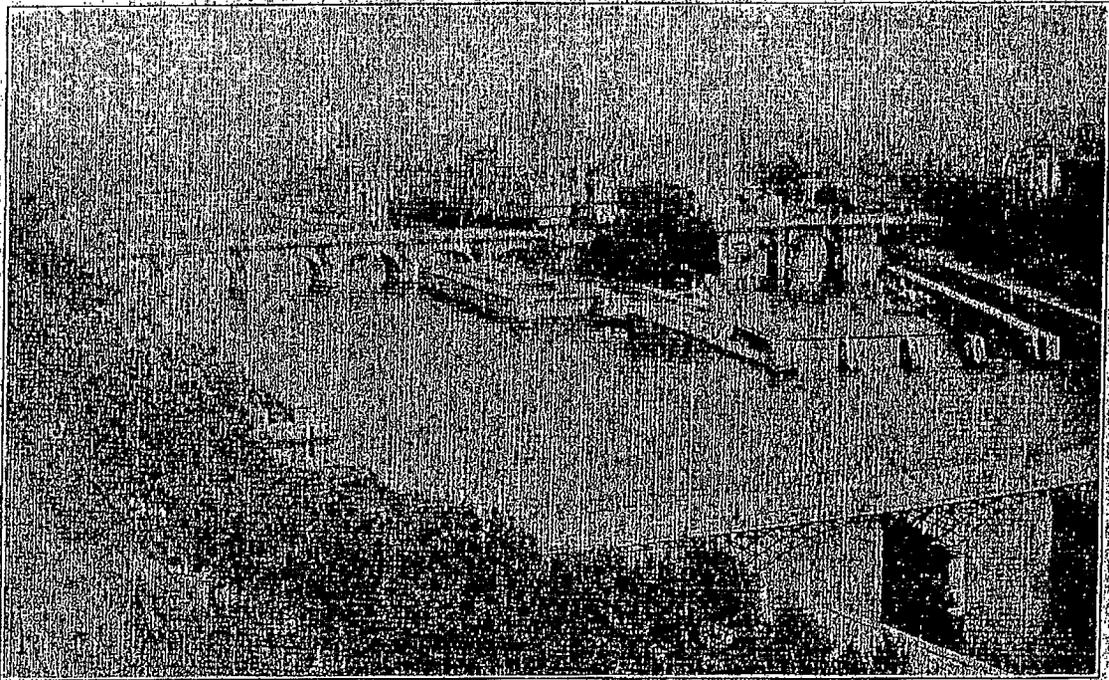
*WILLIAM H. DUNWOODY
 EDWARD C. GALE
 LEWIS S. GILLETTE
 *JACOB D. HOLTZERMAN
 *MARTIN B. KOON

JOHN WALQUIST

*DECEASED

1917

endeavoring to outstrip their sisters, for Minneapolis to suffer an avoidable crippling of her progress. It is folly not to metamorphose a hindrance into a help, an obstructive clog into a constructive force.



PARISIAN BRIDGES OVER THE SEINE.

If the Mississippi bridges had been designed with an equal determination to get every benefit possible—and there is no valid reason why they should not have been—they would have constituted the City's most effective advertisement, instead of the greatest obstruction to the spread of its fame.

No city is without power in this matter. The Mayor may give to an Art Commission power to advise upon all designs of bridges and a veto power ought to be given directly by Act of the Legislature.

The standard lately set by the Third Avenue bridge should always be maintained.

In all cities of the world a central bridge over a river is seized upon to create a great civic monument, commemorative of important historic events. Special bridges are designed for special locations. The Sixth Avenue Bridge should be the greatest ornament of the Mississippi from its source to its mouth.

NICOLLET ISLAND

The manifest destiny of Nicollet Island is to be a park.

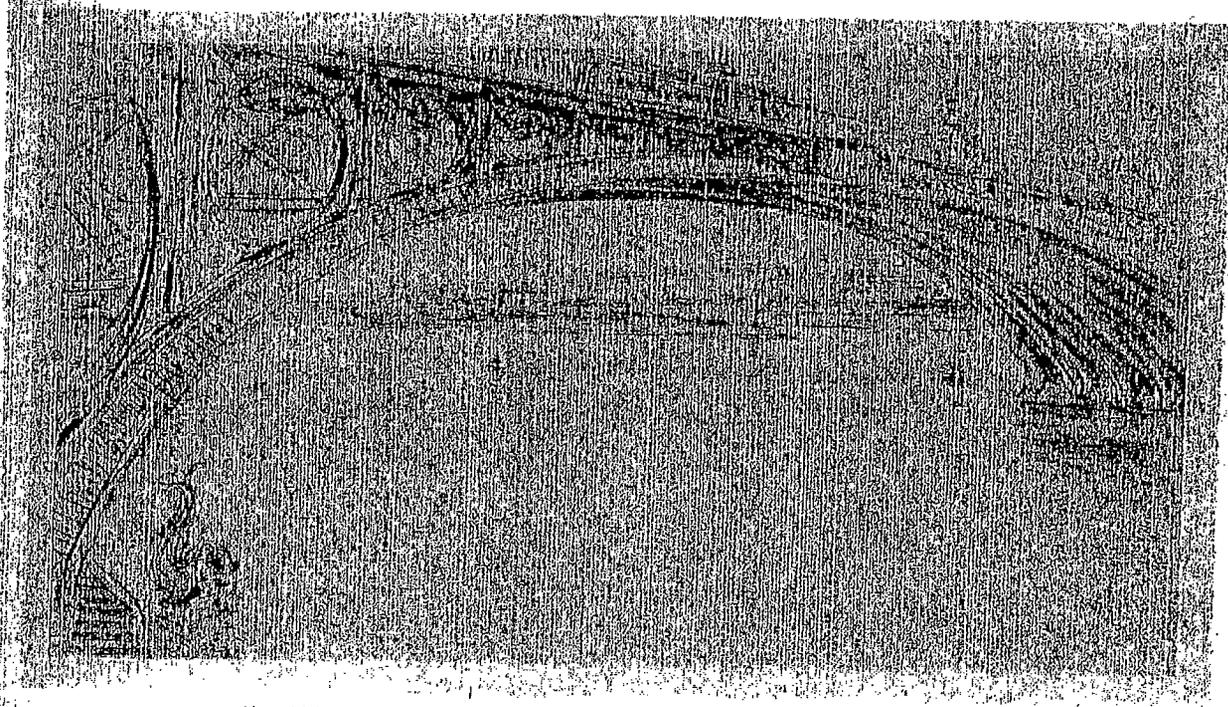
Its past history and its present use evidence the fact that it is not permanently desirable for residence or business purposes. But its location is ideal for recreation purposes.

It is not at the center of the City, but near it. It is not in the business district, but near it. It does not interfere in any way with the transportation center and yet is within a stone's throw of it.

An Ideal Location

It is already crossed by an important axis of the City, historically the most important, formed by Central Avenue which joins Nicollet and Hennepin Avenues in the Station Plaza. The proposed prolongation of Park Avenue northward traversing the Station Plaza, crossing the River, passing over Nicollet Island, and connecting with University Avenue at Eighth Avenue North; and the river drives from the Northwest and Southeast, will make it easily accessible from every section of the City.

No city has a greater opportunity.



NICOLLET ISLAND, LOOKING UNDER THE SIXTH AVENUE BRIDGE AS PROPOSED.

THE PROPOSED DEVELOPMENT.

The plans published herewith show the proposed treatment of the Island very completely. The exterior portion is intended for typical river embankment development, with a drive encircling it and connecting both with Central Avenue and with the prolongation of Park Avenue. Water-gardens, aquaria and similar features would naturally be added to it from time to time.

The central portion is splendidly suited for a great stadium, large enough indeed for an aeroplane field. Areas for aeroplanes to alight in must ultimately be provided. The familiarity which is being gained with this form of transportation

Nicollet Island an Aeroplane

by the European War, will have unforeseen results when the brains now wasted on destruction are turned to construction. A centrally located aeroplane field will be of importance, and Nicollet Island could not be better placed for this purpose, with a natural means of approach for flying machines formed by the River valley in either direction.

THE GREATEST PLAYFIELD.

But irrespective of its use for aeroplanes, its availability as the greatest of all playgrounds cannot be over-emphasized. The quadrennial Olympic Games, last held at Stockholm, could well be held here, when they come to America in happier days. All sorts of outdoor sports could be provided for. The River on both sides invites river-swimming pools in summer, and inundated skating ponds in winter. Its possibilities for sports of all kinds are unsurpassed.

The parking of Nicollet Island will be a splendid advertisement for Minneapolis. Belle Island is the boast,—and a well-founded boast—of Detroit. But it is by no means so accessible as Nicollet Island will be.

The unbuilt upon and the dilapidated portion of the Island should be acquired at once, the acquisition of the rest to be prosecuted with vigor.

August 10, 2006

m

Rose,

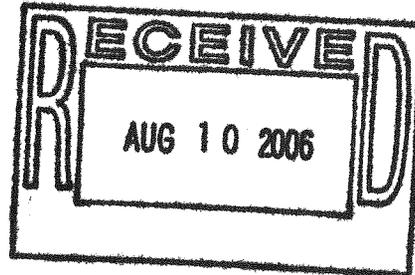
I talked to Judith Martin and she would like the two attached aerial photographs made part of the record. One is from 1945 and the other is from 1964.

In addition, we would like to make sure that all the comments from the EAW are part of the record and am enclosing a copy printed from your web site.

Thank you for your assistance.

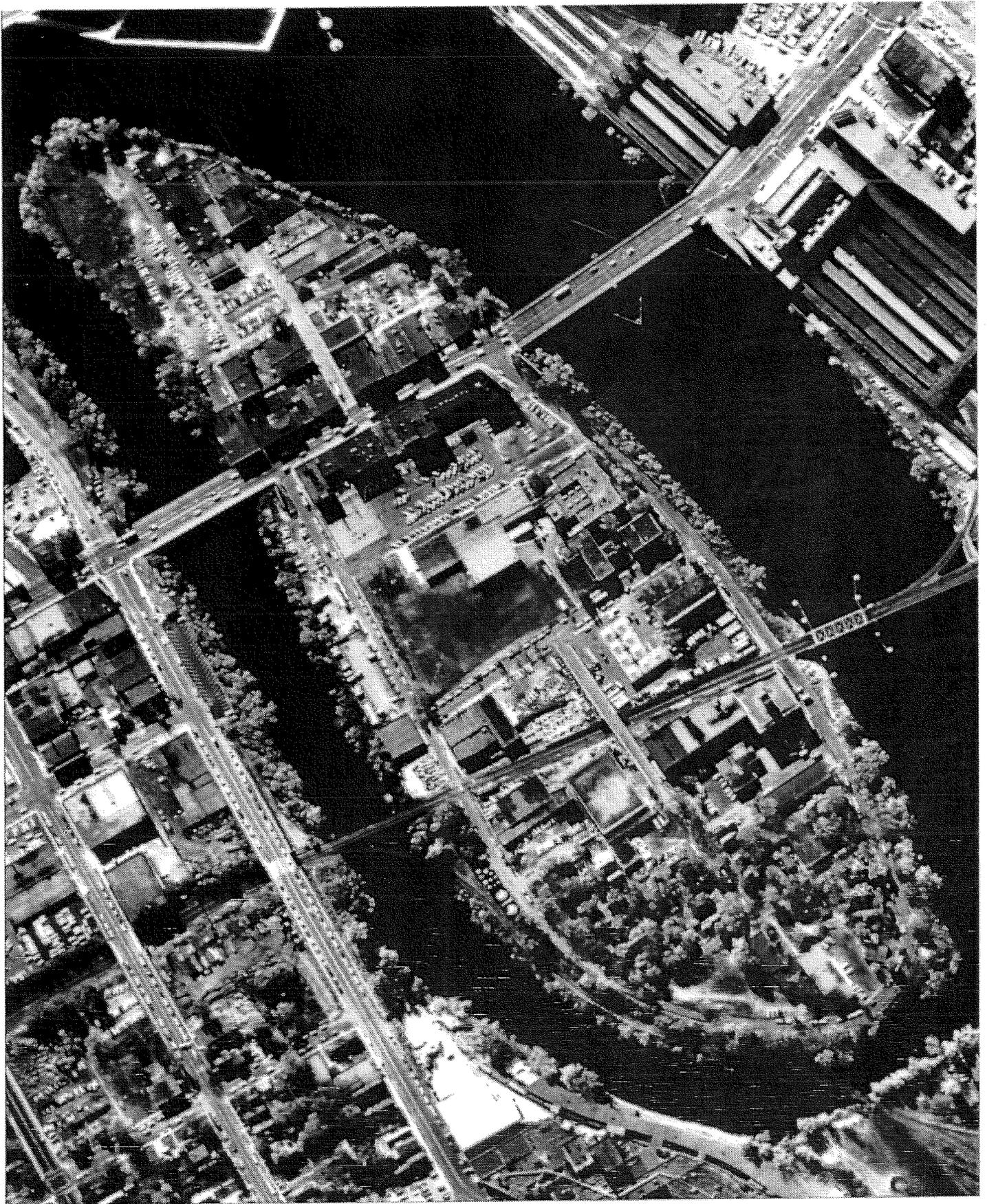


Edna Brazaitis





1945



1964

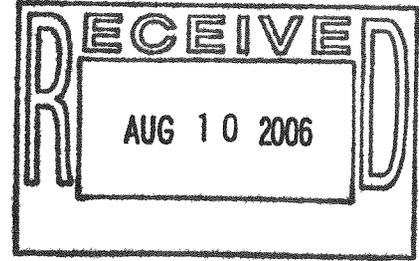
PAUL CLIFFORD LARSON

(M)



public historian
historic building consultant

RESEARCH ■ WRITING ■ PHOTOGRAPHY ■ DESIGN



3 August 2006

Philip Kofke

Chair, Minneapolis Heritage Preservation Commission

Room 210, Planning Department

Minneapolis City Hall

350 S. 5th Street

Minneapolis MN 55415

Dear Mr. Kofke:

I am writing as an historian with a long-standing interest in Nicollet Island, close acquaintance with its turbulent history, and a deep concern that the historic character so many have struggled to bring back to life be treated with care and intelligence. My credentials are well known to any who have worked extensively in the history of the Twin Cities, particularly their architecture. I was commissioned to co-write an architectural history of St. Paul, which has just been published by the University of Minnesota Press; but Minneapolis is where I cut my teeth as an architectural historian.

I believe that the current proposal for creation of a new athletic facility for DeLaSalle High School does poor service both to the island's historic character and to those who have labored to make its historic residential community a vital component of the City of Minneapolis. My objections to the proposal are threefold.

1.) Siting. The proposed facility straddles Grove Street, which has historically been the most select residential address and the principal transecting street of the island, excluding the Hennepin Avenue Bridge crossing. Grove Street also defines the lower boundary of the northern half of the island, whose predominantly residential character was established in the 1860s when Eastman and Merriam platted the area into lots. Grove Street Flats was cited in *St. Anthony Falls Rediscovered* (Minneapolis, 1980) as the most important remaining building on the island, and no one I know of has contested the findings of that ground-breaking study. The proposed plan cuts that street to half its length, and to make matters worse, defines its then-truncated end with a massive masonry wall

Suite S-326 Griggs-Midway Building 1821 University Ave. St Paul MN 55104

■ 651 224-2234 historyhere@netscape.net ■

staring at all who travel down the few hundred feet of the street that would remain.

2.) Land Use. Schools can be friendly neighbors and even vital components of historic neighborhoods. DeLaSalle, a school anybody could be proud to be a part of, has by and large been that. But this is an unusually fragile piece of historic real estate. The small size of the island places limits on the ground any institution – or for that matter, any business operation – can cover without becoming the central feature of the island. In my view, the expansion of the school grounds to embrace a stadium unquestionably crosses that line. The historic buildings would exchange the tenuous balance they now hold with modern buildings for a role as secondary artifacts. Because of its siting, size, and clear visibility from the bridge, the athletic facility alone threatens to set the tone for the island.

3.) Design. Up close, the proposed design appears to have laudable elements, particularly the masonry detailing of the retaining and seating walls. But mass, contour, and profile are far more important defining elements in determining the suitability of introductions into historic districts than matters of material detail. To apply an old adage, a woolly wolf is still no sheep. And the gaping mouth of this wolf is centered in a 25' x 110' masonry wall that appears to lack all grace and subtlety. Detailing could make it interesting, but could not lie about its sheer size and the industrial scaling of its piers and openings.

Convenience is alluring, but should not be compelling enough to threaten one of the city's prized historic resources, or place in peril the future of a unique residential neighborhood. I hope that the Minneapolis Park and Recreation Board and DeLaSalle High School have the courage and wisdom to look to more suitable grounds for fulfilling the undeniable needs of both.

Sincerely,



Paul Clifford Larson

cc Lisa Hondros

6

Harry & Joann Stevens
203 20th Street SW
Austin, MN 55912
507-437-2974

July 24, 2006

Commissioner Michelle W. Dunn
Minneapolis HPC
3600 Xerxes Ave N
Minneapolis, MN 55412-1850

**Re: Save Grove Street!
Nicollet Island - St. Anthony Falls Historic District**

Dear Commissioner Dunn:

We lived most of our lives in historic Boston, Massachusetts before retiring in Austin, Minnesota where Joann grew up. We have been impressed with Minneapolis Heritage Preservation Commission's historic preservation successes in Minneapolis, and in particular enjoy visiting Nicollet Island because of the quiet open space and historic feeling there. Nicollet Island is a unique place atop the city's birthplace on the Falls of St. Anthony.

We have learned that a proposed athletic facility will close East Grove Street. Grove Street is important! Like the brick streets we remember in Boston, this old brick street has anchored the cultural landscape since 1866.

Please help preserve this historic district's rare character by denying the pending Certificate of Appropriateness request. Thank you for your time and efforts to help preserve historic resources in Minneapolis.

Sincerely,



Harry Stevens & Joann Stevens

8

Tracy M. Smith
5009 York Avenue South
Minneapolis, MN 55410
952-927-8511

July 23, 2006

Commissioner Michelle W. Dunn
Minneapolis HPC
3600 Xerxes Ave N
Minneapolis, MN 55412-1850

Re: Save Grove Street!
Nicollet Island - St. Anthony Falls Historic District

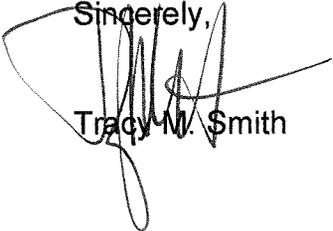
Dear Commissioner Dunn:

I live in south Minneapolis in the Fulton neighborhood and work in Dinkytown. My six-year old son and I love to visit Nicollet Island because of the quiet open space and historic feeling there. Nicollet Island is a unique place in Minneapolis, reflecting the city's birthplace on the Falls of St. Anthony.

A proposed athletic facility will close East Grove Street. Grove Street is important. Grove Street has anchored the cultural landscape since 1866.

Please help preserve this historic district's rare character by denying the pending Certificate of Appropriateness request. Thank you for your time and efforts to help preserve historic resources in Minneapolis.

Sincerely,



Tracy M. Smith

C: Betsy Hodges