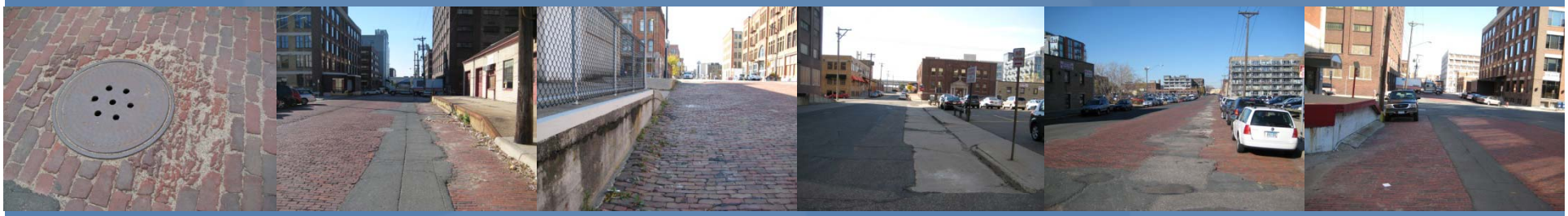
Warehouse District Heritage Streets Project



Task Force Meeting #1

December 16, 2010

Bonestroo

Meeting Agenda

- **Introductions and Roles**
  - *Design Team and City staff*
  - *Task Force Members*
- **Task Force Roles and Responsibilities**
- **Project Schedule**
  - *Meetings with Task Force*
- **Review Scope of Work and planning process**
  - *Questions and Comments*
- **Review of study goal and objectives**
  - *Description of the primary goal of the end product of the project.*
- **Summary of Analysis**
  - *Project area Survey*
  - *Development of project issues, concerns, opportunities and constraints*
  - *Photo Documentation*

- **Precedent Case Studies**
  - *Process/ Method for determination of Precedent Studies.*
  - *Types of studies that were considered (historic districts, historic paving specific, infrastructure).*
  - *Review Precedent Studies.*
  - *Questions and Comments.*
  - *Next Steps.*
- **Paver Testing**
  - *Feasibility and Analysis of Paving Materials*
  - *Define the Process/ Method.*
  - *Preliminary Findings.*
  - *Additional Information and Data to be collected.*
  - *Questions and Comments.*
- **Questions and Comments**
- **Next Steps**

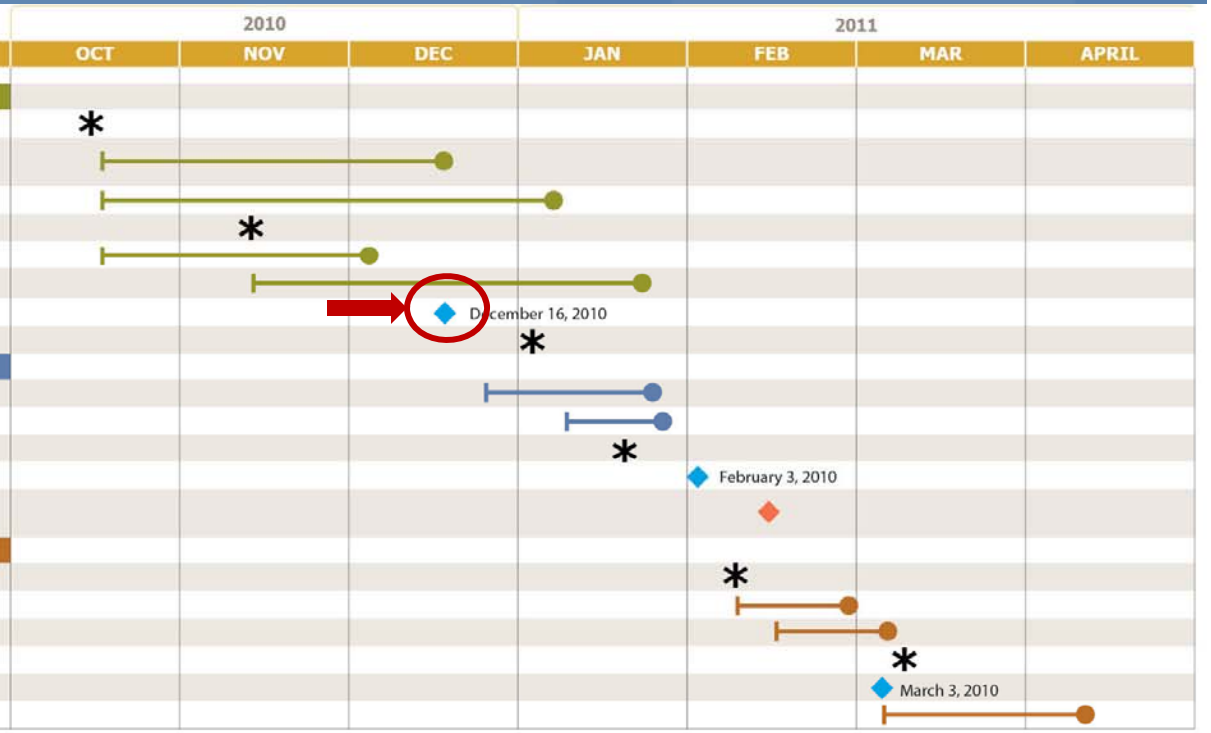
Introductions

- **Project Team**
  - **John D. Slack** *Bonestroo*
  - **Phil Gravel** *Bonestroo*
  - **Tammy Lindberg** *Lindberg Consulting*
  - **Beth Elliot, Project Manager,** *CPED*
  - **Brian Schaffer** *CPED*

Task Force Roles and Responsibilities

Project Schedule

TASK	SCOPING PROCESS
PHASE 1	LEARNING
1.1	Kickoff & Program Confirmation
1.2	Assemble Base Information, Conduct Photo Inventory & Prepare Review of Existing Site Conditions, Issues, Opportunities & Constraints
1.3	Precedent Case Studies
1.4	Meeting with CPED Staff & City Staff
1.5	Street Survey
1.6	Feasibility & Analysis of Paving Materials
1.7	Meeting #1 with Heritage Street Task Force
1.8	Meeting with CPED & City Staff
PHASE II	GENERATING IDEAS
2.1	Design & Engineering Alternatives
2.2	Stormwater Management Plan
2.3	Meeting with CPED Staff & City Staff
2.4	Meeting #2 with Heritage Street Task Force
2.5	Meeting(s) with North Loop Neighborhood & Downtown Minneapolis Neighborhood Association P & Z Committee
PHASE III	MAKING DECISIONS
3.1	Working Meeting with CPED Staff: Plan Refinements
3.2	Cost Estimates
3.3	Implementation Strategies - Funding Strategies & Phasing
3.4	Meeting with CPED Staff & City Staff
3.5	Meeting #3 with Heritage Street Task Force
3.6	Final Report Document



- Working task
- Meeting with City staff
- Task Force Meetings
- Meeting with Neighborhood Associations or Groups if necessary

Planning Process

- Seven month planning process focused on collaboration with City staff and Task Force, Neighborhood, and Community input
  - Three Phase Planning Process
    - *Phase 1: Learning*
    - *Phase 2: Generating Ideas*
    - *Phase 3: Making Decisions*
  - Three Meetings with this Task Force
    - *Today*
    - *February 3rd, 2010*
    - *March 3rd , 2010*
  - Five scheduled Meetings with City Staff

PHASE 1: LEARNING

The purpose of Phase 1 is to immerse the project team into the project. We will gather the necessary data to understand the parameters that define the project and the specific issues to be addressed. Phase 1 will:

- *Assess and document existing conditions of the project area*
- *Identify concerns, issues, opportunities and constraints*
- *Research precedent case studies*
- *Prepare a preliminary survey of defined streets*
- *Complete a feasibility report for reuse of existing pavers*

PHASE 2: GENERATING IDEAS

Phase 2 will include preparation of design layouts for the heritage streets. Phase 2 will include:

- *Design layouts for each of the heritage streets that will address accessibility for each mode of transportation.*
- *Will provide recommendations for preservation of the historic resources*
- *Will make recommendations for neighborhood livability….bike and pedestrian facilities, traffic control, street trees, etc.*
- *Integrate creative solutions for stormwater management*

PHASE 3: MAKING DECISIONS

Phase 3 will focus on preparation of cost estimates for the preferred street design layouts. Phase 3 tasks include:

- *Implementation Plan/ Strategy*
- *Review and Define Possible Funding Sources*
- *Define maintenance strategies and funding opportunities*
- *Project Phasing Strategies*
- *Develop a matrix to help make decisions regarding the preservation, accessibility and balance all modes of transportation. The matrix will include financial implications/ considerations to aid in the decision making process.*

Study Goals and Objectives

- The primary goal of the study is to develop a street by street strategy for:
  - *Preserving the character of the Warehouse District by retaining (and possibly rehabilitating) the remaining historic materials and industrial infrastructure*
  - *Meeting ADA accessibility requirements*
  - *Meeting Minneapolis Public Works' need for street and sewer repairs and enhanaced stormwater management*

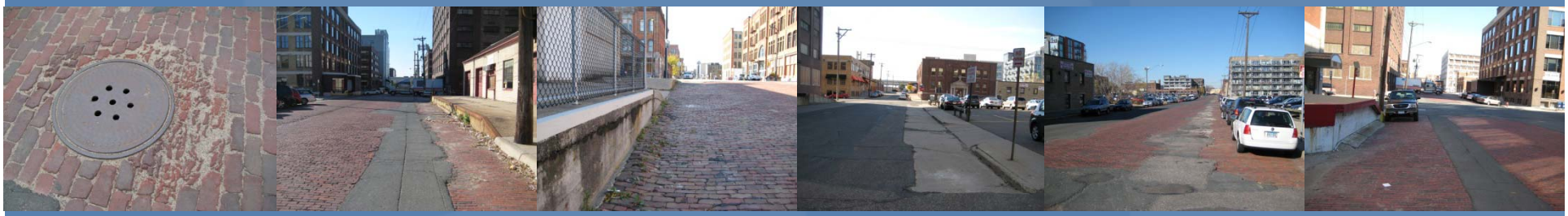
- Primary Project Objectives:
  - *Balance interests related to sustainability, accessibility, and preservation to get to a product that will make final recommendations.*
  - *Develop a matrix to provide guidance and help make decisions regarding the preservation, accessibility and balance all modes of transportation. The matrix will include financial implications/ considerations to aid in the decision making process.*
  - *Develop a final product that is similar to engineering schematics for the design of all of the heritage streets and infrastructure which will serve as an implementation tool for the NL Small Area Plan and Warehouse District Guidelines.*

Project Issues

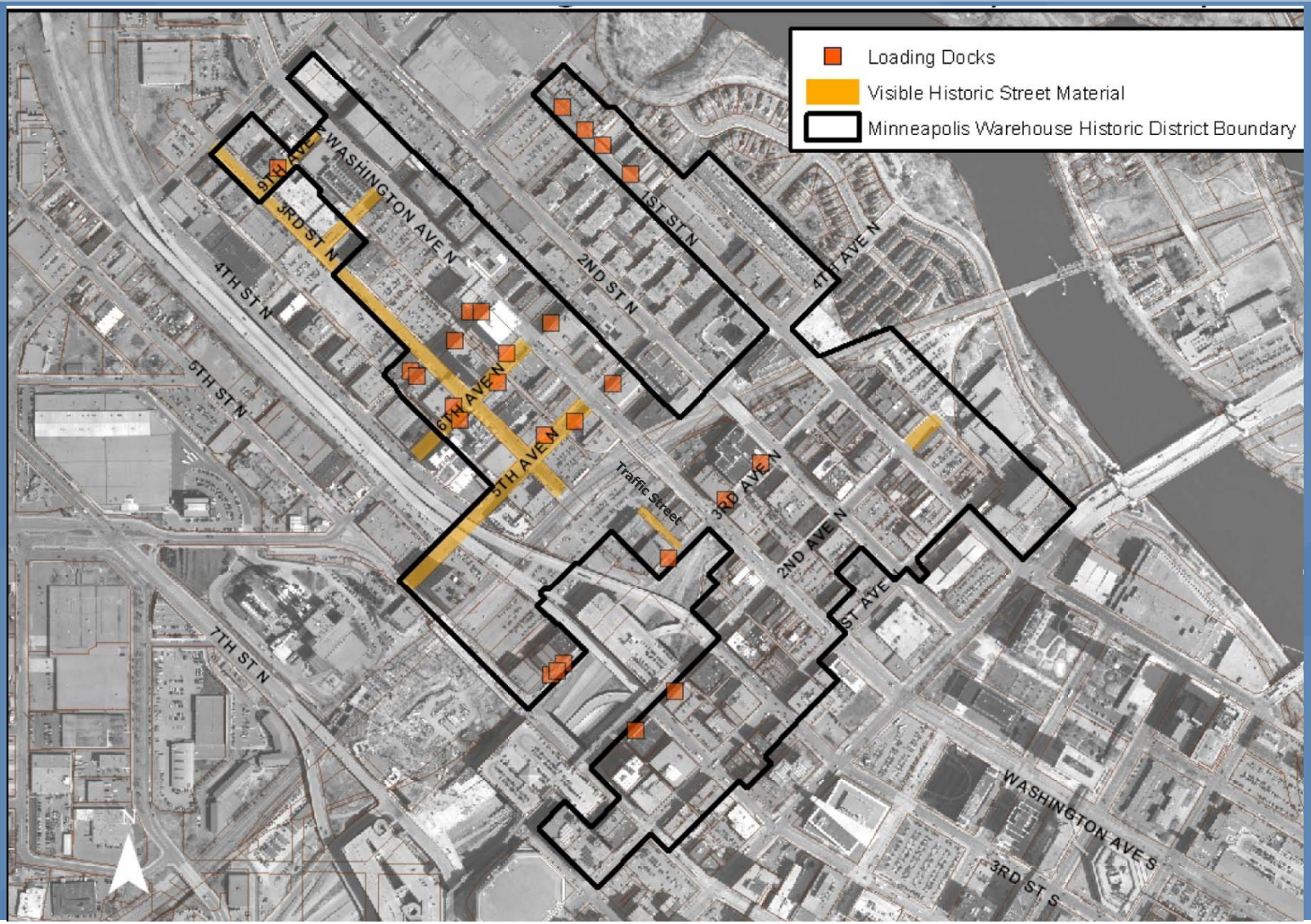
- **Accessibility** - balance accessibility issues with preservation of existing historic infrastructure and limited space. The plan will need to accommodate each of the various travel modes, including accessible sidewalks for pedestrians.
- **Infrastructure Improvements** - The plan needs to accommodate existing and new infrastructure to support roadway improvements, sewer repairs, and future redevelopment efforts.
- **Historic Preservation** – The plan will need to maintain the character of the project area by preserving the remaining historic paving materials and industrial infrastructure.
- **Stormwater Management** – The options will benefit from integrating stormwater innovation and management techniques into the design. A key challenge will be maintaining historical levels of impervious coverage while meeting current stormwater management regulations.

- **PUBLIC INVOLVEMENT** - Stakeholder involvement will nurture a responsive plan and foster a core group of advocates to share in its implementation. It will be important to work with the community to understand what exists, review street options, and provide recommendations that reinforce the City's vision for the Heritage Streets and create a sense of community pride.
- **POTENTIAL FUNDING OPPORTUNITIES** - It will be important to define creative opportunities for future funding of Heritage Street improvements and recommendations. Additional funding from traditional sources must also be defined.

Summary of Analysis



Warehouse District Heritage Streets Project – Study Area

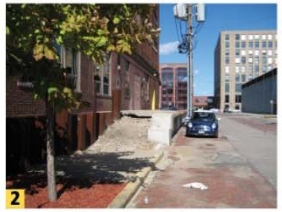


Summary of Analysis - Process

- Create site Survey of Existing Conditions
  - Survey to supplement existing available topographic information with more accurate detail on right-of-way obstructions such as loading docks, building edges, ramps, poles, signs, steps, curbs, etc.
- Field Documentation and photography
- Mapping of issues, constraints, concerns and opportunities
  - Understand and document critical issues that will affect study outcomes such as accessibility, paving condition, stormwater issues, utilities, active loading docks, poor condition of infrastructure, etc.

Existing Photos

1 Significant paver patching exists adjacent to new sidewalk areas.



2 Sidewalk area and loading dock not fully constructed.

Parallel parking blocks pedestrian circulation.

3 Standing water in areas of paver settlement.

Concrete overlay at manhole

4 Sidewalk areas adjacent to loading docks in poor condition.

Non ADA compliant loading dock ramp.

Pavers at edge of ramp in street have buckled.

5 Address unfinished construction of loading dock.

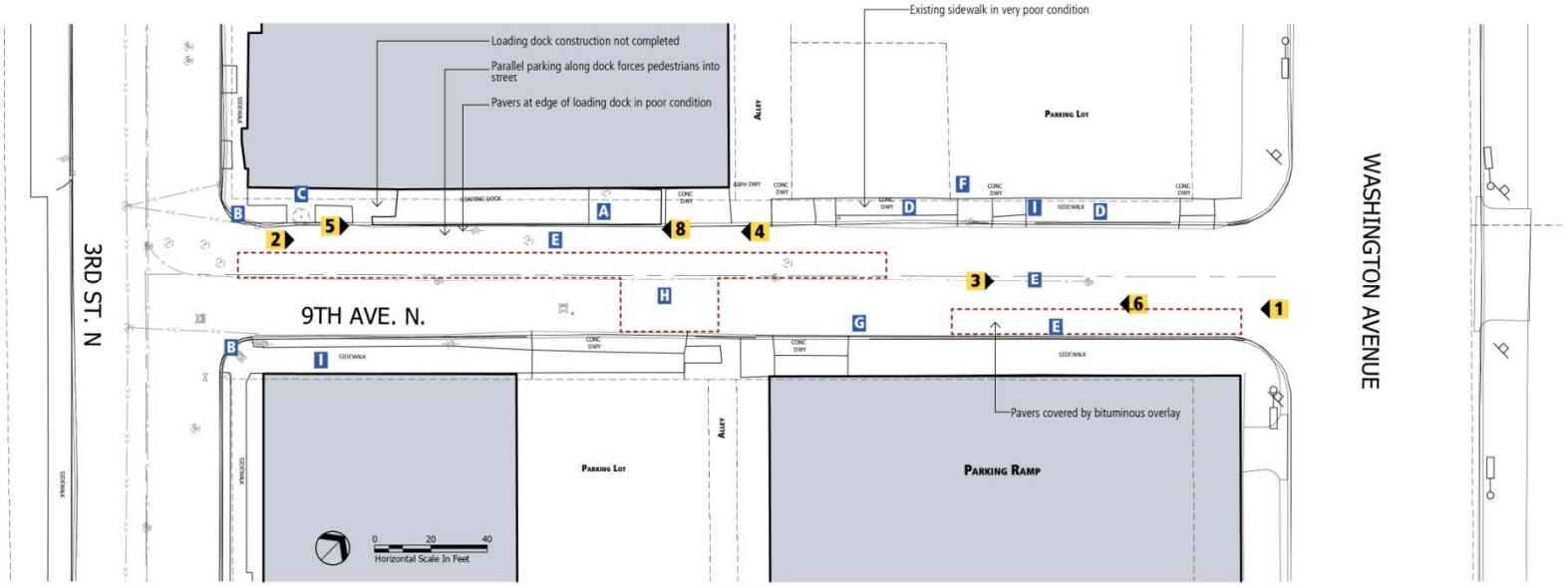
6

7 Photo of typical paver condition in roadway.

- **A** Concrete loading dock not ADA Accessible
- **B** No pedestrian ramp
- **C** No sidewalk connection
- **D** Sidewalk in poor condition
- **E** Areas of visible standing water
- **F** Multiple driveways create pedestrian/vehicular conflict
- **G** Damaged driveway
- **H** Bituminous patch overlay on road
- **I** Sidewalk in good/fair condition
- **J** Active delivery areas with trucks

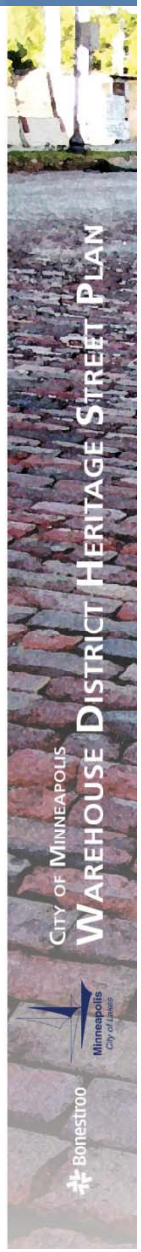
Existing Issues/ Concerns

R.O.W. - 64'



9th Avenue Existing Conditions

WAREHOUSE DISTRICT HERITAGE STREET PLAN



Existing Photos

1 Extensive areas of bituminous paving over pavers

2 Areas of settling along existing granite curb

3 Transition of brick pavers to wood block pavers

4 Areas of settling along existing granite curb

5 Existing areas of wood block pavers

6 Extensive bituminous patching has occurred over existing wood block pavers

- **A** Concrete loading dock not ADA Accessible
- **B** No pedestrian ramp
- **C** No sidewalk connection
- **D** Sidewalk in poor condition
- **E** Areas of visible standing water
- **F** Multiple driveways create pedestrian/vehicular conflict
- **G** Damaged driveway
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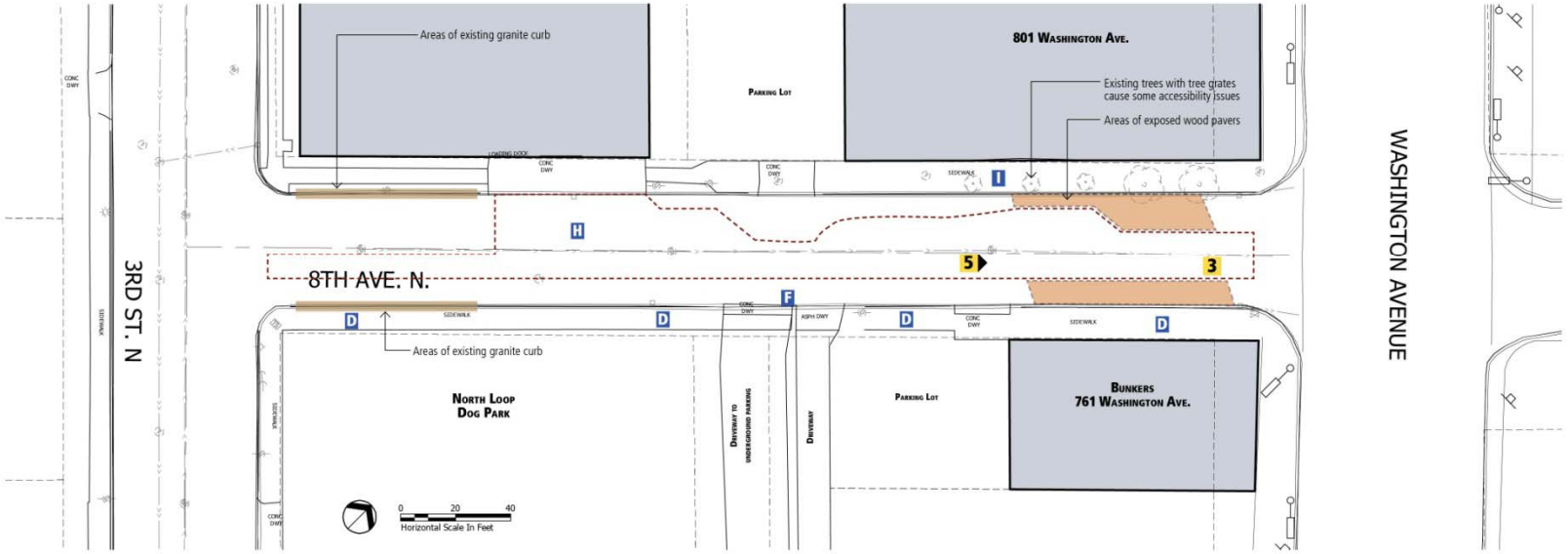
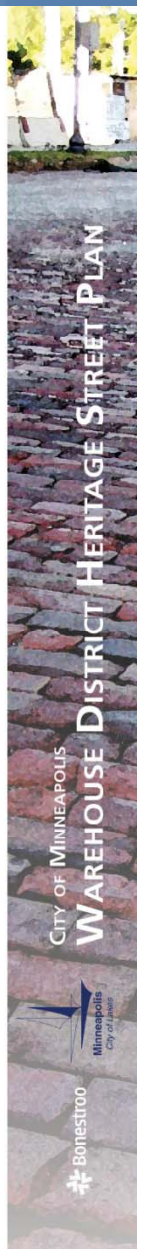
Existing Issues/ Concerns

R.O.W. - ??'



8th Avenue Existing Conditions

WAREHOUSE DISTRICT HERITAGE STREET PLAN



Existing Photos

1 Current loading dock not ADA compliant

2 No clearly defined pedestrian access on north side of street

3 Parallel parking blocks pedestrian access past building

4 Truck deliveries block street and limits pedestrian circulation

5 Angled parking limits vehicular circulation

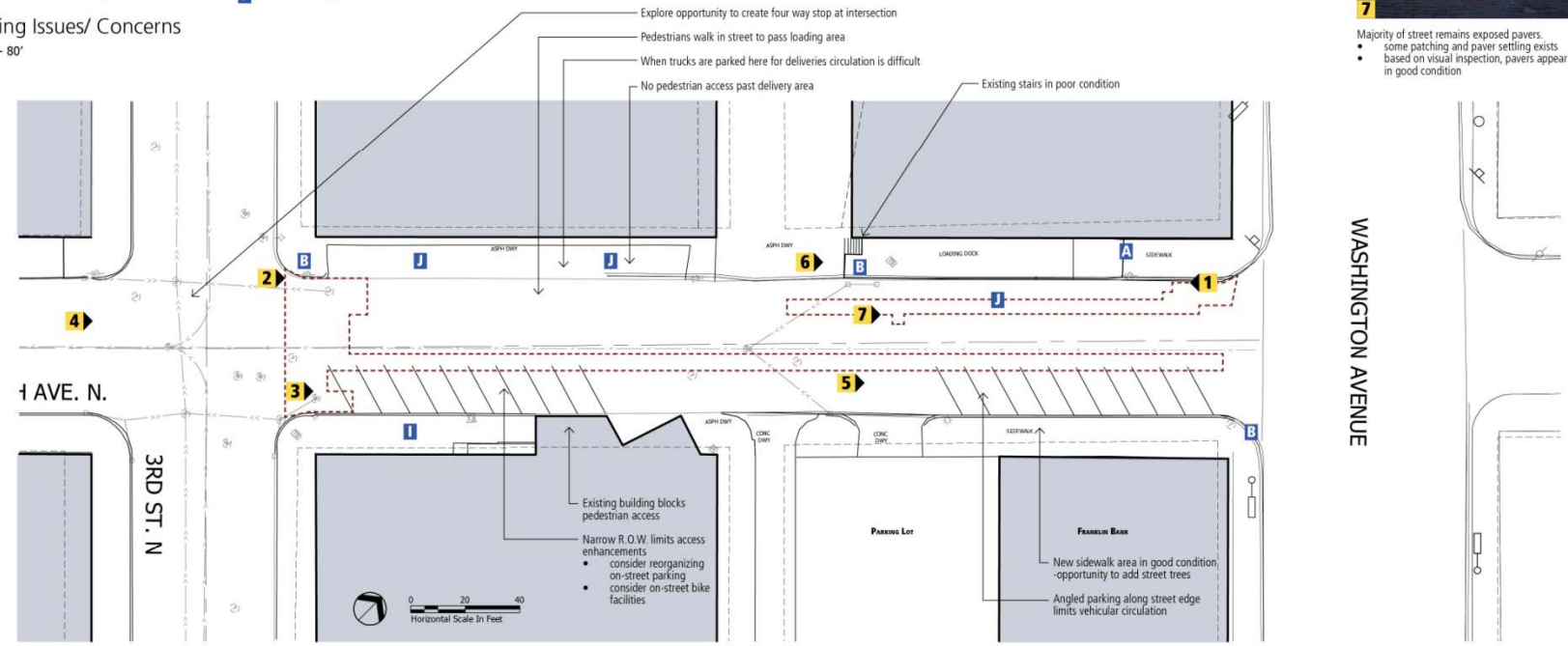
6 Existing stairs at loading dock in poor condition

7 Majority of street remains exposed pavers.
- some patching and paver settling exists
- based on visual inspection, pavers appear to be in good condition

- **A** Concrete loading dock not ADA Accessible
- **B** No pedestrian ramp
- **C** No sidewalk connection
- **D** Sidewalk in poor condition
- **E** Areas of visible standing water
- **F** Multiple driveways create pedestrian/vehicular conflict
- **G** Damaged driveway
- **H** Bituminous patch overlay on road
- **I** Sidewalk in good/fair condition
- **J** Active delivery areas with trucks

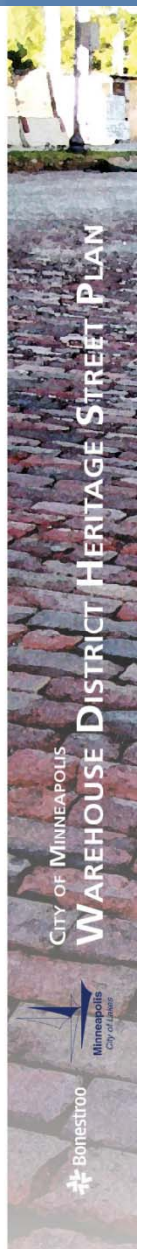
Existing Issues/ Concerns

R.O.W. - 80'



6th Avenue Existing Conditions

WAREHOUSE DISTRICT HERITAGE STREET PLAN



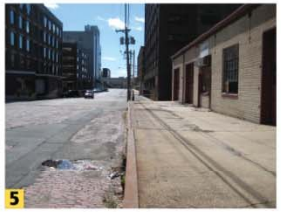
Existing Photos

1 Existing stairs at loading dock in poor condition

2 No clearly defined pedestrian/ADA accessable route

3 Concrete along the face of the loading dock is in poor condition

4 If vertical dimension is greater than 30 inches railings may be required to meet current building codes



5 Concrete on top of loading dock is in poor condition

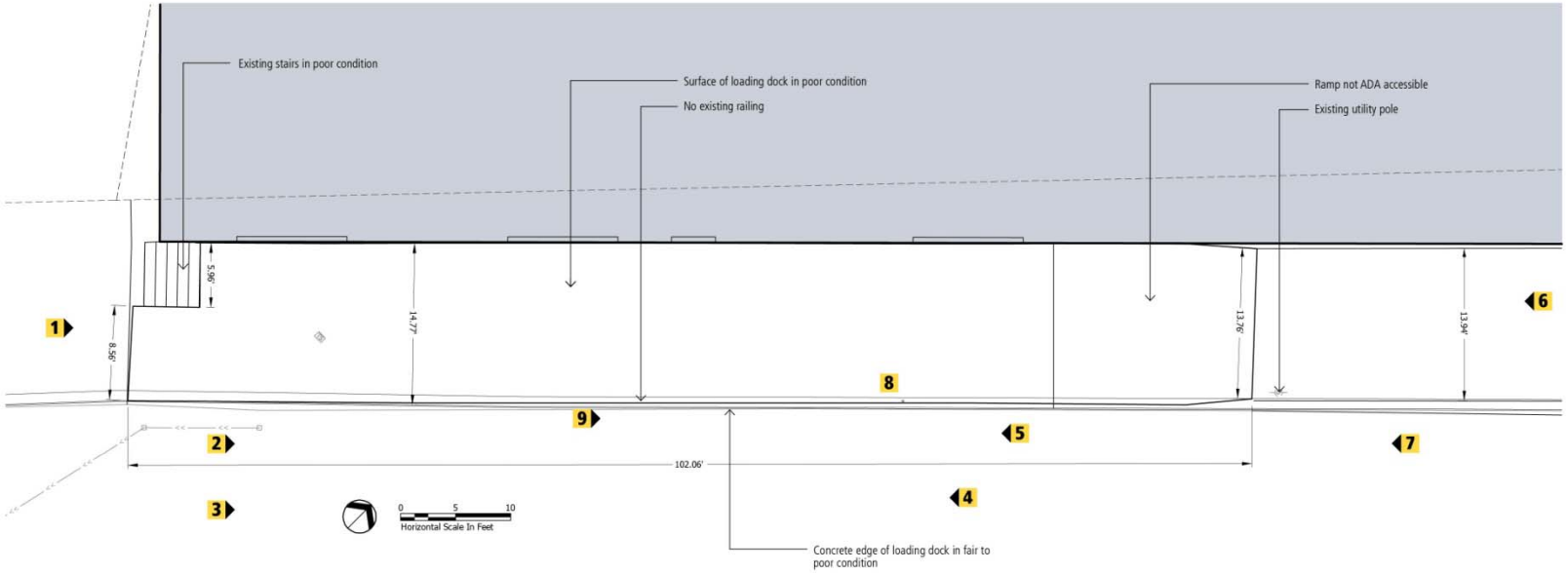
6 Loading dock ramp is not ADA accessible

7 No clearly defined pedestrian access around existing loading dock.

8 Remnant utility pole

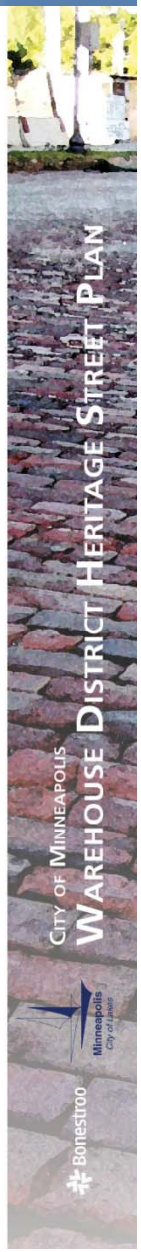
9 Concrete is deteriorating at edge of dock

Existing Issues/ Concerns

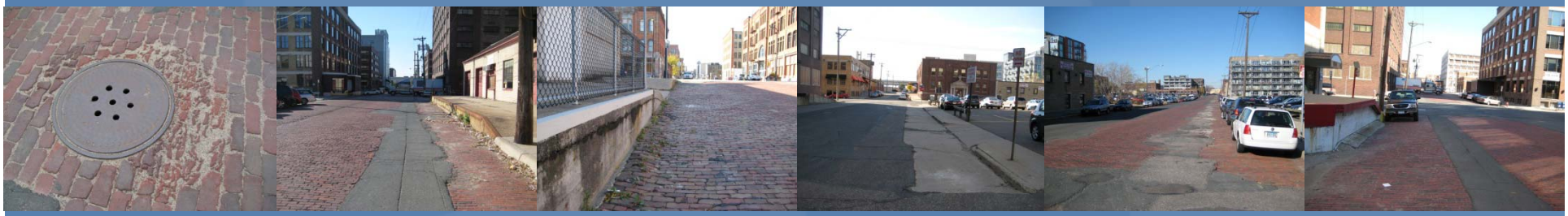


6th Avenue Loading Dock Existing Conditions

WAREHOUSE DISTRICT HERITAGE STREET PLAN



Precedent Case Studies



Process

- Development of Outreach Questions
- Primary Research: *Dubuque, IA and Ramsey and Crocus Hill Street Replacement Project in St. Paul.*
- Professional Outreach
  - *National Trust for Historic Preservation*
  - *Director of Preservation Alliance of Minnesota*
  - *Board members of Preserve Minneapolis*
- National Trust for Historic Preservation's Forum List-serve
- Precedent documentation and Matrix

Outreach Questions

Are there any example historic warehouse districts/ industrial areas that have successfully retained historic brick paved streets, located in northern climates (i.e. localities that deal with snow, snow removal, freeze/thaw cycles)?

Additional advice sought regarding historic street pavers:

a) Best practices involving the preservation and reparation of historic street materials including clay, wood, and granite pavers

b) Techniques and associated costs to properly remove, clean, and reset historic paving materials.

c) Maintenance issues, best care practices, and associated costs related to maintenance.

d) Projects involving historic street pavers and ADA compliance and accessibility.

e) Historic street pavers and the integration of stormwater management.

f) Industrial areas, historic street pavers , street trees, and greening.

g) How are/were historic street paver preservation projects funded?

NT Forum Update

On November 23, 2010, Tammy Lindberg posted the two approved precedent case study questions (Appendix A) to the National Trust for Historic Preservation's Forum List-serve. 9 responses were received (Appendix B) resulting in 11 suggested cities.

The suggested cites were:

1. *Seattle, WA, specifically Pioneer Square experiencing degradation of brick alleys*
2. *Village of Wilmette, IL*
3. *Davenport, IA*
4. *St. Louis, MO*
5. *Rock Island, IL*
6. *Omaha, NE*
7. *NYC, NY, specifically the Meat Packing District on the edge of Greenwich Village*
8. *Wichita, KS, specifically Old Town*
9. *Portland, OR, specifically Pearl District*
10. *Granville Island, Vancouver BC*
11. *Duluth, MN*

Selected Precedent Case Studies

Dubuque, IA

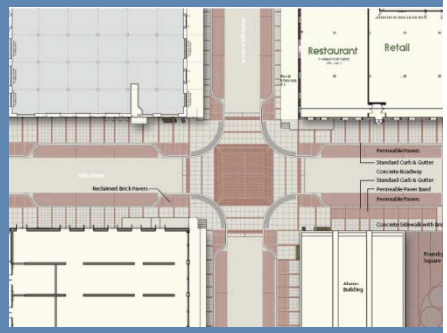
Reasons for selection:

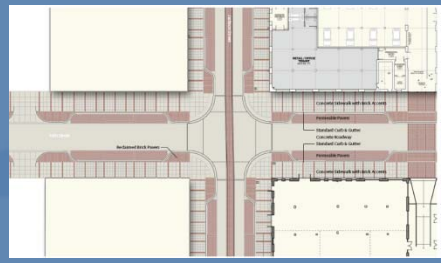
a. The Millwork District is a historic warehouse district that is currently being redeveloped into an urban mixed-use development

b. The Millwork District has street-by-street rehabilitation goals. Many of these goals are similar to goals sought by Mpls:

- "10th Street: Renovated warehouse buildings will animate and define a key pedestrian connection to Downtown. Tenth Street will be a unique urban space, with reused bricks, portals to courtyards, and adapted loading docks."

- "Jackson Street: Partial reconstruction will include upgrades to utilities and conditions but will enable Jackson Street to retain its inherent character. Existing rail tracks, brick pavers, and other unique features will remain in place where appropriate."

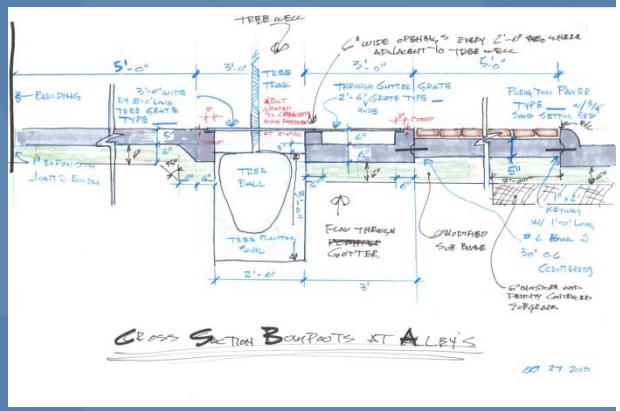


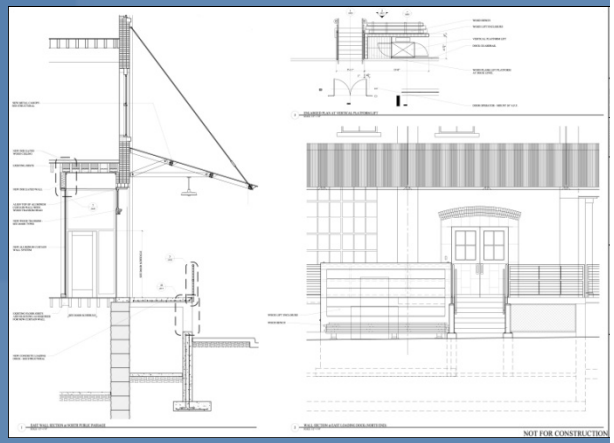


c. Dubuque's developmental plan includes uses and objectives that have a good chance of attracting funding from public programs, as well as encouraging private investment in the district.

d. Professional suggestions

e. "Complete Streets" focus – Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities are able to safely move along and across a complete street.



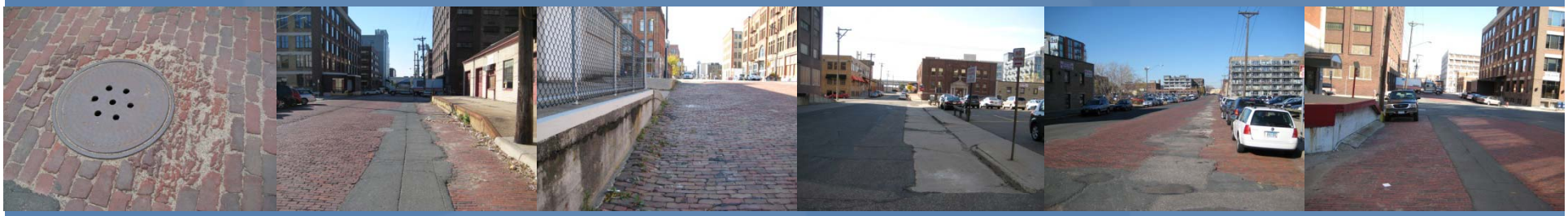


Suggested Case Studies

- New York City, NY (Gansevoort Market Historic District, Meat Packing District, Stone Street Dist.)
  - *Similar infrastructure to Mpls Warehouse District with existence of metal canopies originally installed for market purposes; Belgian block paving still visible on most streets.*
  - *light warehouse use still occurs; district must meet needs of warehousing, high-end retail, entertainment (i.e. restaurants, clubs, and bars), and residential housing*
  - *Stone Street Historic District in lower Manhattan – Stone Street is said to be the first (cobble) paved street in the city of New York. Following decades of neglect, a joint partnership between the Landmarks Commission and other city agencies, the Alliance for Downtown New York and Stone Street owners has transformed Stone Street from a derelict back alley into one of Downtown's liveliest scenes. Restored buildings, granite paving, bluestone sidewalks and period streetlights set the stage for the half dozen restaurants and cafes.*
  - *Pavers are considered a contributing resource to the neighborhood. City actively maintains the pavers*

- Pearl District, Portland, OR
  - *Has areas of restricted right of way similar to Mpls*
  - *Railroad spurs, river docks, and loading areas are common features seen in Portland industrial settings with high integrity.*
  - *The City has adjusted street maintenance standards to allow and encourage preservation of these streets*
- Old Town in Wichita, KS
  - *Creative funding sources used to retain brick pavers and other infrastructure*
  - *Initial research shows infrastructure similar to Mpls – i.e. retaining of loading docks & metal canopies*
  - *Brick streets are identified as character defining features of the Old Town Overlay Zoning District.*
  - *Old Town is ADA accessible – will be interesting to learn measures used to do so.*
- Rock Island, IL
  - *See Example*

Paver Testing



- Primary Objective: *Prepare feasibility study to determine the opportunity for salvage and future reuse of existing street pavers.*
- Process

- Background research into history of street paving in the project area

- Review annual reports for timing of street reconstruction

- Meet with Public Works staff to document past efforts related to repair, replacement, extraction process, salvage, survivability rate of pavers, reuse, storage and availability of materials.

- Photo document of existing pavements and study condition of base materials and subsurface conditions

- Durability testing as needed

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Questions/ Comments

- Any questions may be directed to Beth Elliot

Next Steps

- Draft Precedent Case Studies will be available in January
- Draft Summary of Analysis graphics will be completed in early January
- Next Meeting ***February 3rd, 2011***

  - Concept plans for each street section

  - Stormwater recommendations

  - Recommendations to improve neighborhood "Livability"