

Bassett Creek Valley (BCV) Redevelopment Oversight Committee (ROC)
c/o 404 Thomas Avenue South
Minneapolis, MN 55405
Tel: 612-374-1481
Email: vyditter@vyditter.cnc.net

August 15, 2006

Council Member Lisa Goodman, 7th Ward
Council Member Don Samuels, 5th Ward
Mayor R.T.Rybak
Minneapolis City Council
City of Minneapolis
350 South 5th Street, Room 307
Minneapolis, MN 55415

Re: Submission of Bassett Creek Valley Master Plan for formal review.

Dear CM Goodman, CM Samuels and Mayor Rybak:

The Bassett Creek Valley (BCV) Redevelopment Oversight Committee (ROC) is proud to present the 2006 Bassett Creek Valley Master Plan for the City's review. Bassett Creek Valley represents the next redevelopment frontier in Minneapolis where innovation, sustainability and community character are brought together to build a national model for neighborhood creation and urban family living.

Now is the time to redevelop Bassett Creek Valley. **ROC requests Council Action on the ROC Development Plan and the establishment of the Valley as a redevelopment priority.**

The redevelopment vision we present increases the Valley's current fifty million dollars of market value to over one billion dollars. Our plan envisions over 3,000 new housing units available to low income and market rate households. New and large green spaces will be created to attract families with children and allow residents, workers and visitors to reflect and relax. Blighted and polluted properties will disappear and be replaced with retail, commercial and 'green' industrial uses paying living wages. As the western gateway into downtown Minneapolis and the new North Loop Village, this area will be a showcase for what a city and involved neighborhoods can do.

The plan has used an 18-month community process in which over 650 community members have participated and four public workshops have been conducted. Project newsletters were mailed to the entire Valley area as well as surrounding neighborhoods. These newsletters were translated into five languages including Hmong, Somali, Lao, Spanish and English to ensure that the richly diverse cultures in and near the Valley were kept current on the plan as it developed. This broad base of participation has led to a plan that is widely endorsed by the community. The Bryn Mawr Neighborhood Association and the Harrison Neighborhood Association have each sent letters in support of the plan (copies attached).

This plan builds upon the tremendous amount of investment and effort already spent in and near Bassett Creek Valley. A few of these efforts include the construction of housing units in the historic International Market Square building, the Heritage Park development, Hennepin County's Bassett Creek day-lighting study, the Van White Memorial Boulevard roadway and

bridge project, the Linden Yards and Impound Lot Relocation Study, and multiple environmental and soil contamination studies. This plan brings synergy to these various efforts in the form of a feasible vision and strategic approach to the Valley's redevelopment.

The ROC presents this Plan for approval and requests the following steps towards implementation be taken.

- Approve the **2006 Bassett Creek Valley Master Plan** as an update and replacement of the 2000 Bassett Creek Valley Master Plan.
- Approve the **2006 Bassett Creek Valley Master Plan** - including its future land use map and suggested modifications to designations of features such as designating the BCV Area a growth center and designating a neighborhood commercial node centered on the Glenwood & Van White - as an amendment to the city's comprehensive plan
- Establish a Pedestrian Overlay District encompassing Bassett Creek Valley that incorporates the design guidelines included as an Appendix to the **2006 Bassett Creek Valley Master Plan**.
- Designate Glenwood Avenue from Cedar Lake Road to Lyndale Avenue as a "commercial corridor."
- Use the **2006 Bassett Creek Valley Master Plan** as the basis for establishing "Development Objectives," a "Project Area" and a "Project Plan" for the Bassett Creek Valley.
- Designate a CPED staff person from the Development and Planning Divisions with primary responsibility for redevelopment of Bassett Creek Valley.

Ryan Companies has assisted ROC, at ROC's request, with the formation of this plan. ROC strongly recommends that the City designate Ryan Companies as the exclusive master developer for City-controlled land in the Valley and authorize their continued long term work with the ROC to implement this 25 year master plan.

The ROC wishes to express our appreciation to Council Members Goodman and Samuels and Mayor Rybak for their support of ROC's master planning efforts. Also we are deeply indebted to CPED staff for all the technical advice and their patience brought to the planning process. We look forward to working with the City toward approval and carrying out this important plan.

Sincerely,

The Bassett Creek Valley (BCV) Redevelopment Oversight Committee (ROC)

CC: Hennepin County Commissioner, Mark Stenglein
Lee Sheehy, Director, CPED
Tom Leighton, CPED
Darrell Washington, CPED
Beth Grosen, CPED

Attachments: Bryn Mawr Neighborhood Association Letter of support for the
2006 Bassett Creek Valley Master Plan
Harrison Neighborhood Association Letter of support for the
2006 Bassett Creek Valley Master Plan