

# Minnehaha 3000 - Community Feedback Report

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## Introduction and Methodology

This report presents the data collected in the **Minnehaha 3000 - Community Feedback Survey** conducted on the **Zencity Engage platform** and **distributed by the City of Minneapolis, MN**, between June 1st and August 18th, 2024.

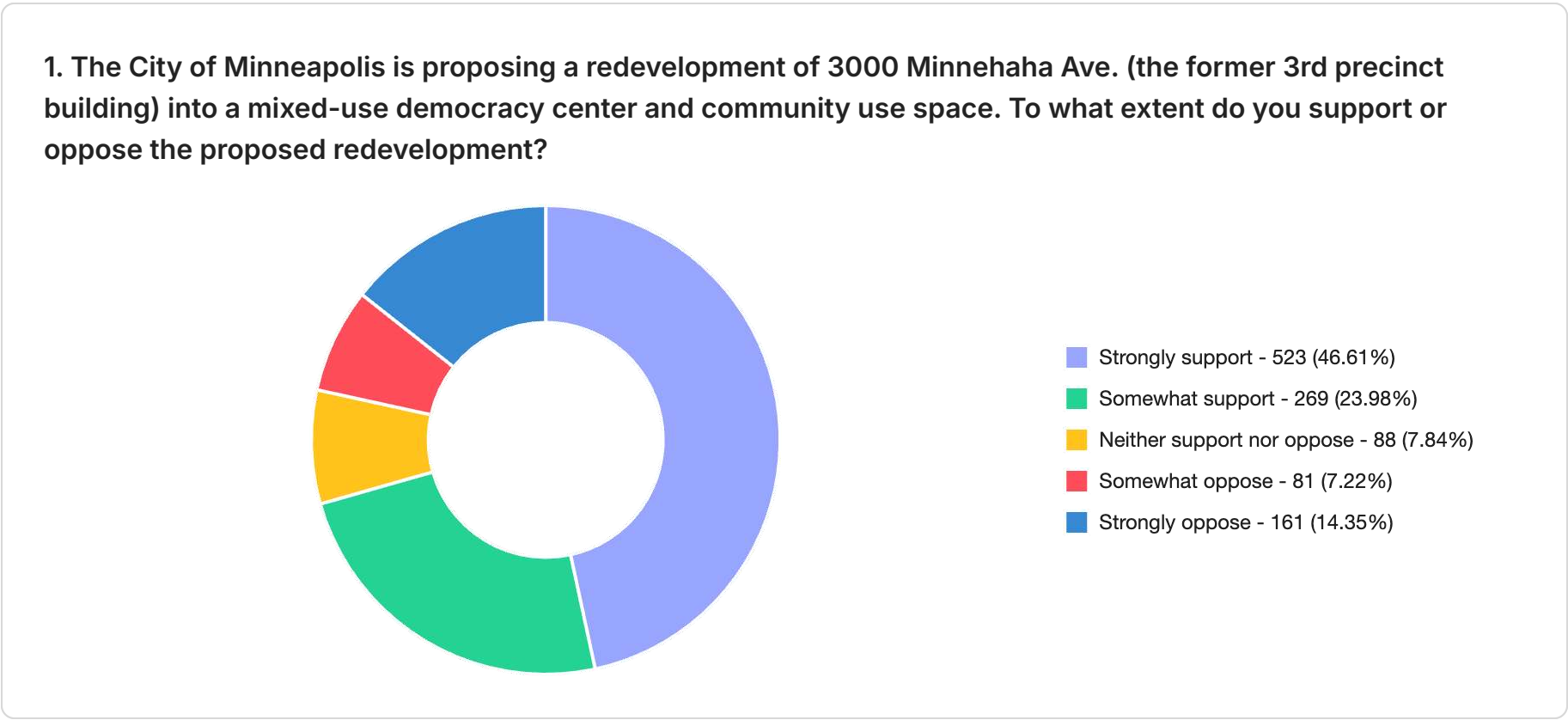
The survey aims to identify residents' stances and priorities toward the City's proposal to redevelop the former 3rd precinct building at 3000 Minnehaha Ave. into a mixed-use democracy center and community use space.

**1,122 unique and completed submissions were captured during the collection period**, marking an exceptionally high completion rate of nearly 80%. A closer review of residents' submission trend indicates **high engagement with the survey on June 13 - 15, following the first open-house event** (June 10th), with an average of 170 daily submissions.

Nonetheless, we note that **the results of this survey are not representative** and, therefore, may not reflect the views and beliefs of Minneapolis' entire community.

## Executive Summary

- **Support** for redeveloping 3000 Minnehaha Ave. into a mixed-use democracy center and community space **surpassed opposition by over threefold (70% compared to 21%)**. While both demographic groups showed higher support than opposition overall, **White respondents expressed notably higher support and lower opposition than Black or African American respondents**. High levels of support were recorded across all age groups.
- **Support for the redevelopment** also surfaced as a leading topic in respondents' commentary regarding the proposal, alongside a shared feeling about the **redevelopment's overdue** and a preference to **reconstruct the 3rd police precinct on its former site**.
- The **top choices** for the proposed community-use space were **social services for those needing support** and a **community gathering space**.
- **Green spaces** were the respondents' top choice when considering the **external features** outside the Minnehaha 3000 building, followed by **public art**, and **benches, seating, and tables**.
- When planning the redevelopment of the Minnehaha building, **design and accessibility** were most frequently mentioned as factors to consider, followed by the **area's safety** and the **immediate neighborhoods' needs**.



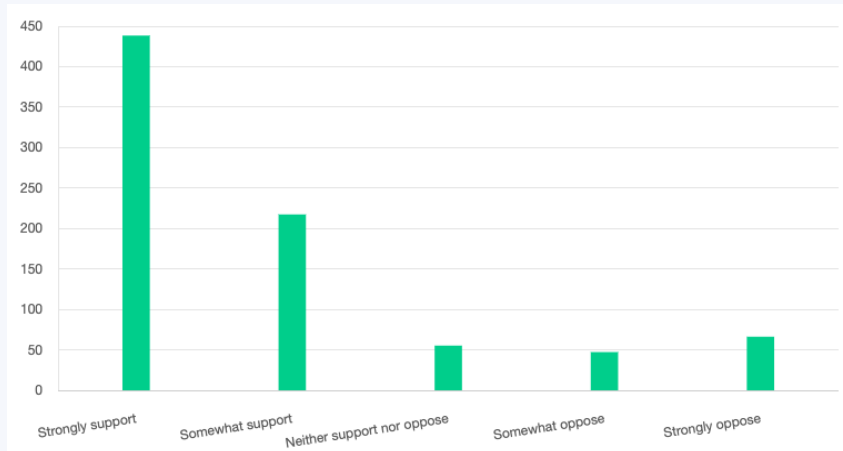
- **Support** for redeveloping 3000 Minnehaha Ave. (the former 3rd precinct building) into a mixed-use democracy center and community space **surpassed opposition by over threefold**, with 70% of respondents strongly or somewhat supporting the proposal and 21% strongly or somewhat opposing it.

## Cross Question Analysis

### To what extent to you support or oppose the proposed redevelopment // what is your race?

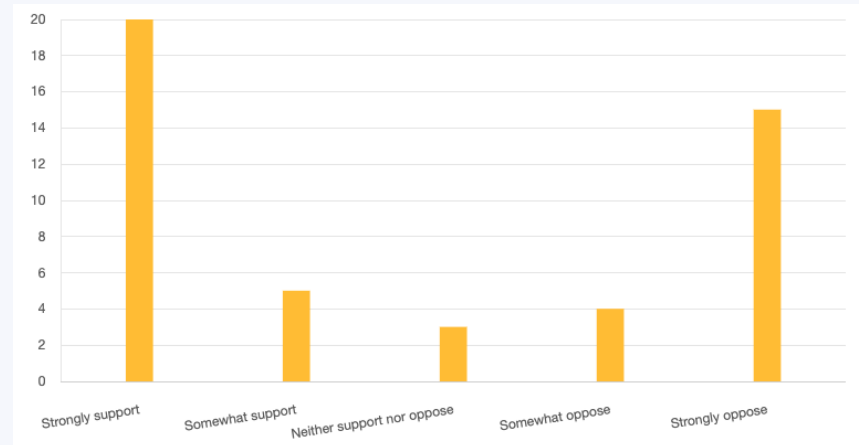
#### White (823 respondents)

80% Support; 14% Oppose



#### Black or African American (47 respondents)

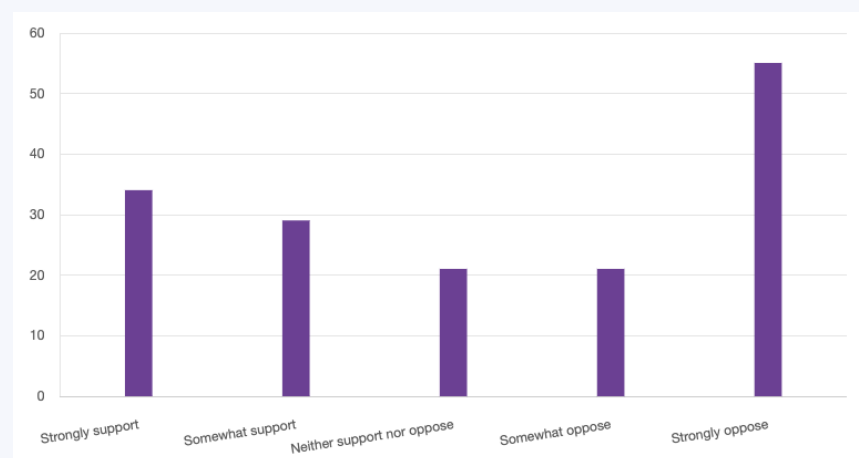
53% Support; 40% Oppose



- While both demographic groups showed higher support than opposition overall, **White respondents expressed notably higher support and lower opposition than Black or African American respondents** (80% vs. 53% support and 14% vs. 40% opposition).
- We saw **higher opposition than support among those who preferred not to disclose their race** (47% compared to 39%).

#### Prefer not to say (160 respondents)

39% Support; 47% Oppose

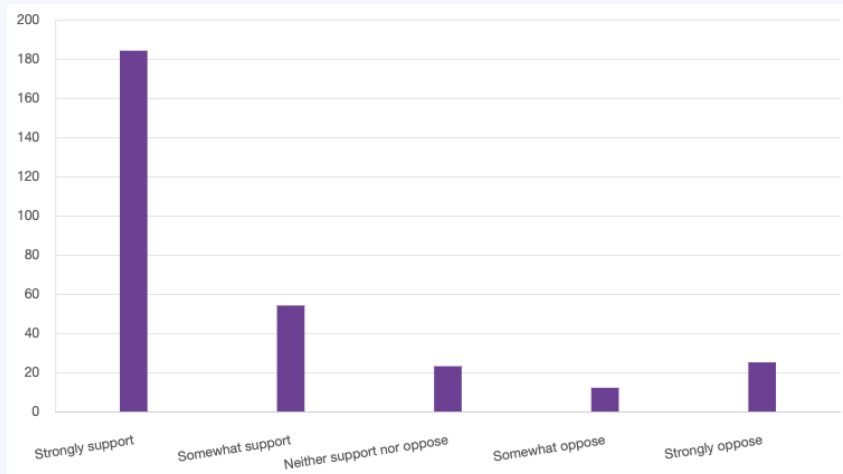


## Cross Question Analysis

### To what extent to you support or oppose the proposed redevelopment // what is your age?

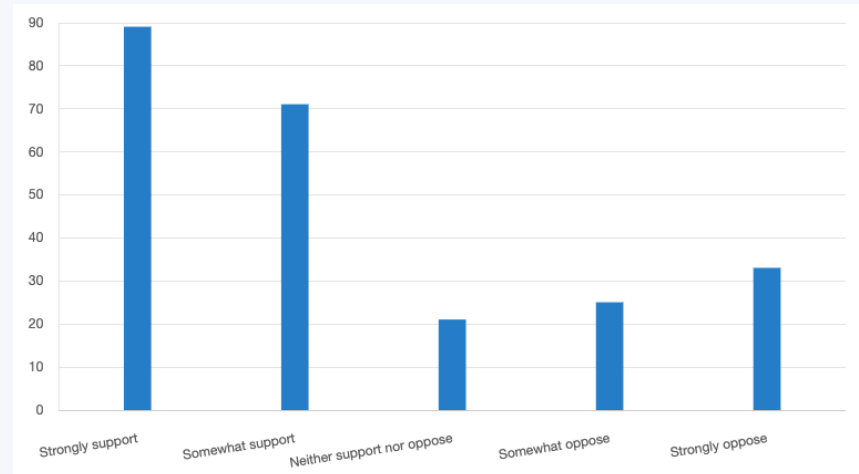
#### 65 or over (296 responses)

81% Support; 12% Oppose



#### 35-44 (238 responses)

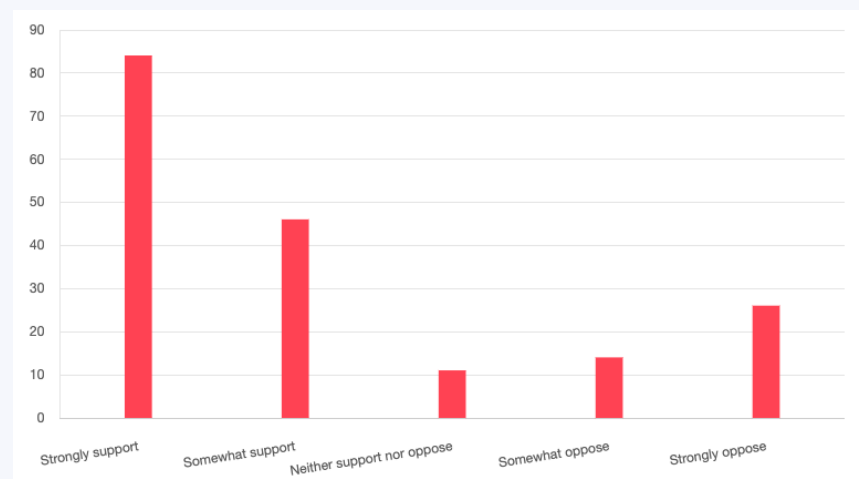
67% Support; 24% Oppose



- **Support surpassed opposition across all age groups.**
- Respondents aged **65+** expressed the **highest support** for the proposed development and the lowest opposition (81% vs. 12%, respectively).
- Respondents in the **25-34 and 35-44 age ranges showed similar stances**, with the younger group indicating slightly higher support (+5 percentage points) and less opposition (-2 percentage points).

#### 25-34 (181 responses)

72% Support; 22% Oppose

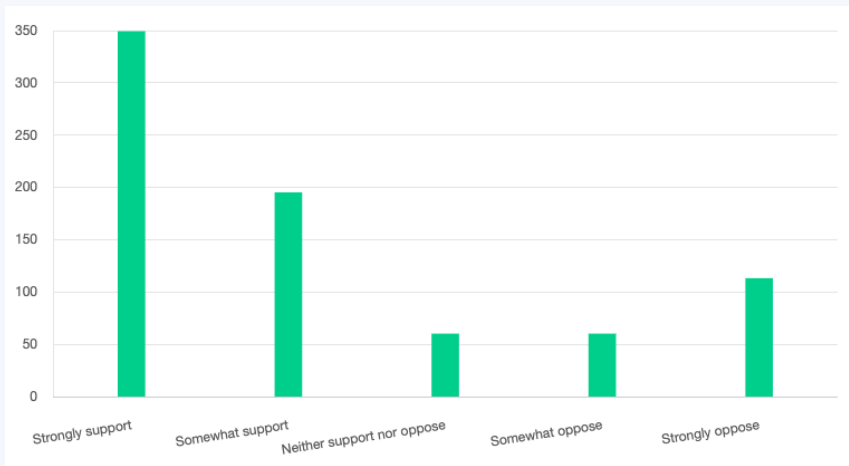


Cross Question Analysis

To what extent to you support or oppose the proposed redevelopment // What is your connection to the Minnehaha 3000 building and area?

Live in the area (775 responses)

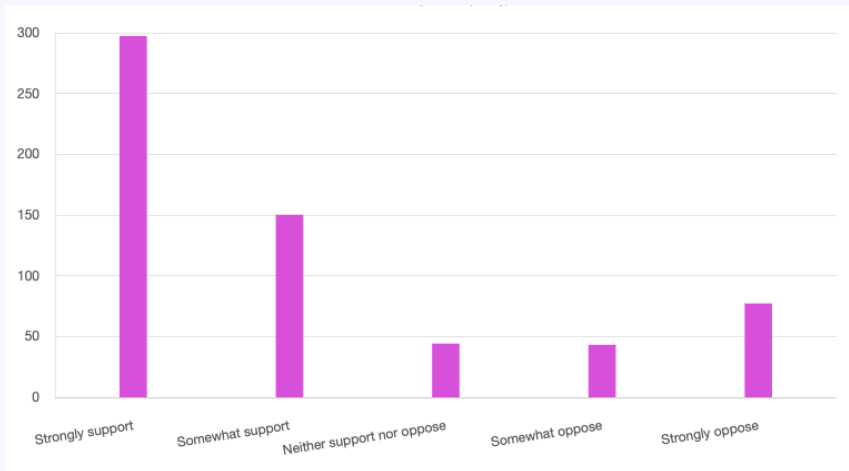
70% Support; 22% Oppose



- **Support outweighed opposition across all examined groups.**
- Among the reported connections to the building, respondents who **visit the area showed the highest support and lowest opposition** (75% and 18%, respectively), followed by respondents who **travel through the neighborhood** (73% support vs. 20% opposition), and those who **live in the area** (70% support vs. 22% opposition).

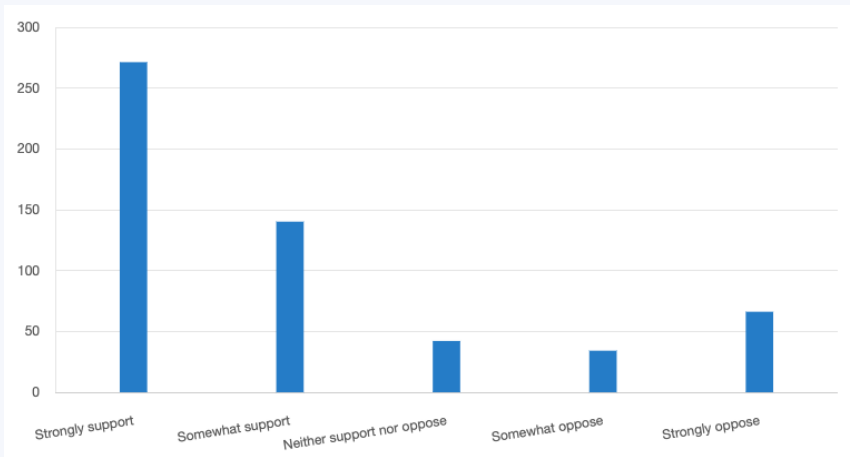
Travel through the neighborhood (609 responses)

73% Support; 20% Oppose



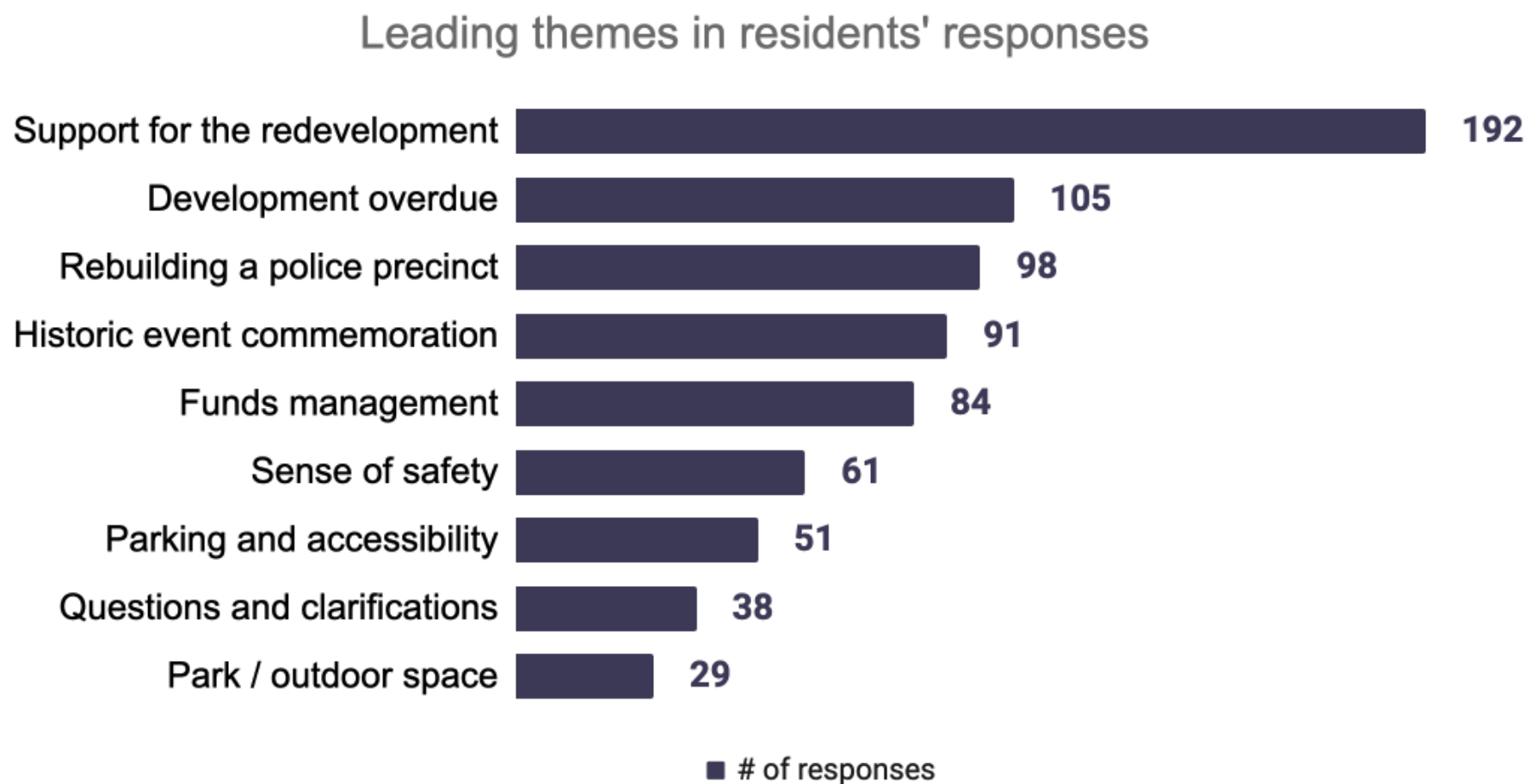
Visit (shopping, dining, socializing) (551 responses)

75% Support; 18% Oppose



Q2

Do you have any comments or feedback about the proposed redevelopment of 3000 Minnehaha Ave.? (708 open text responses)\*

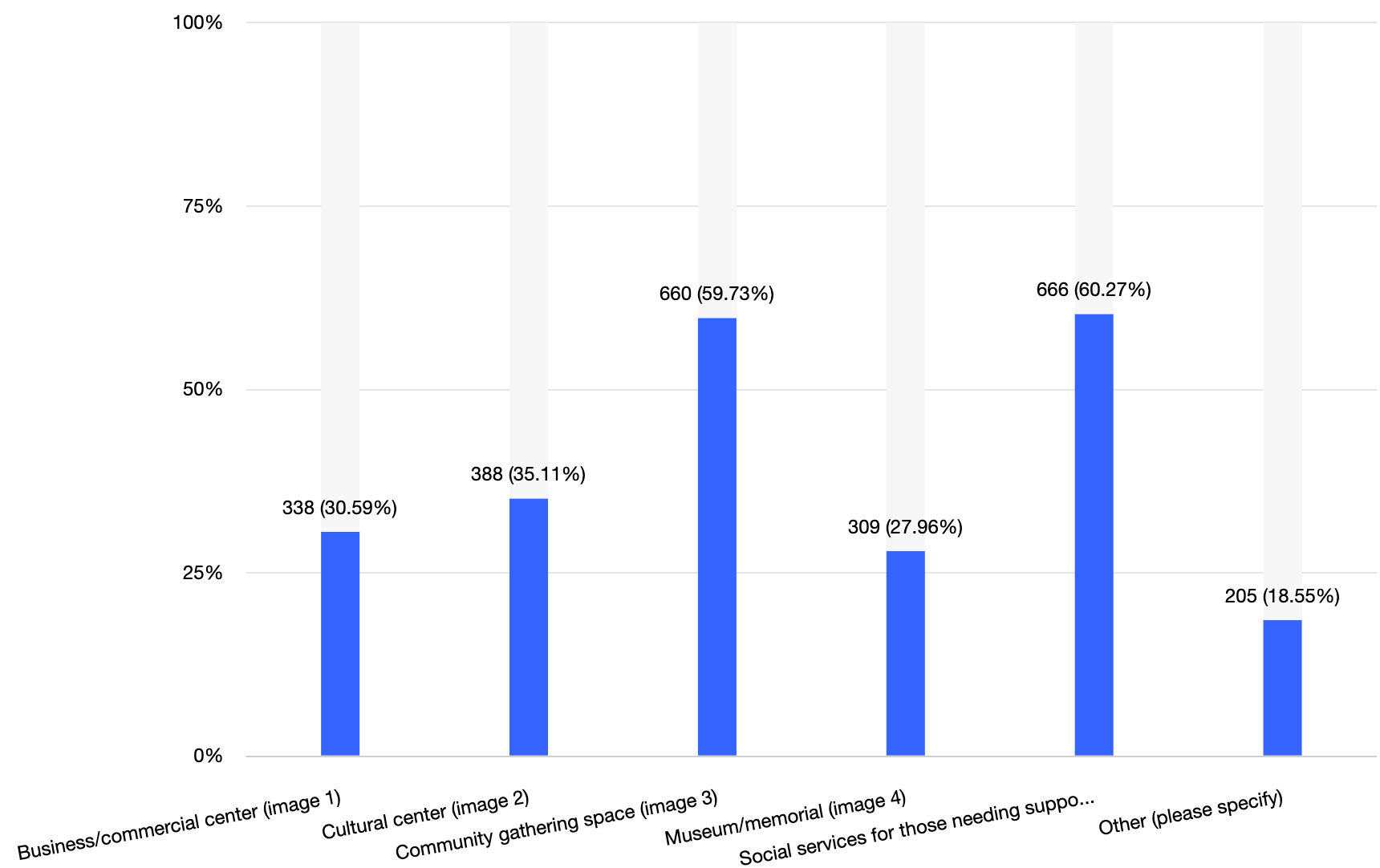


- **Support for the development (192 responses):** Support for the proposed redevelopment was the most common theme among survey respondents, with many saying that a democracy and a voting center are appropriate uses for the building and a *"great idea."*
- **Development overdue (105 responses):** The second most frequent reply was respondents' sense of urgency to move forward with the execution of the plan, stating that the building had been vacant for too long and its redevelopment was *"way overdue."*
- **Rebuilding a police precinct (98 responses):** Many respondents preferred a police precinct to return to this location. Their feedback expressed frustration with the lengthy process and disappointment that previous community consultations, where reconstruction of the police station was the top choice, were not pursued.
- **Historic event commemoration (91 responses):** Many others thought the space should commemorate the historic events that happened in the building. Some suggested there should be no policing function in the renovated compound to avoid the emotional complexity associated with it and expedite community healing.
- **Funds management (84 responses):** Respondents in this group expressed concerns about the project's finances, including those who thought investing in them would be a wasteful use of public funds; others suggested the City should sell the property or, alternatively, turn it into a revenue generator.
- **Sense of safety (61 responses):** Other prominent responses focused on enhancing residents' sense of safety in the area by providing solutions for the unhoused population and addressing drug use. Some suggested the building should offer housing or supporting services for the homeless population.
- **Parking and accessibility (51 responses):** Respondents discussed the building's central location and ease of access by public transportation, making it a good candidate for a high-attendance public facility. Others asked whether parking would be available as part of the new development.

- **Questions and Clarifications (38 responses):** Respondents in this group asked clarifying questions regarding the project's proposed use, such as, "What is a democracy center?" and stated that a "community space is too vague."
- **Park / outdoor space (29 responses):** Lastly, a couple of dozen respondents suggested that the existing building should be replaced with a park or a community garden, while others emphasized the need for green open space as part of the building redevelopment.

\*The above groupings are not mutually exclusive, as many respondents addressed more than one issue in their responses.

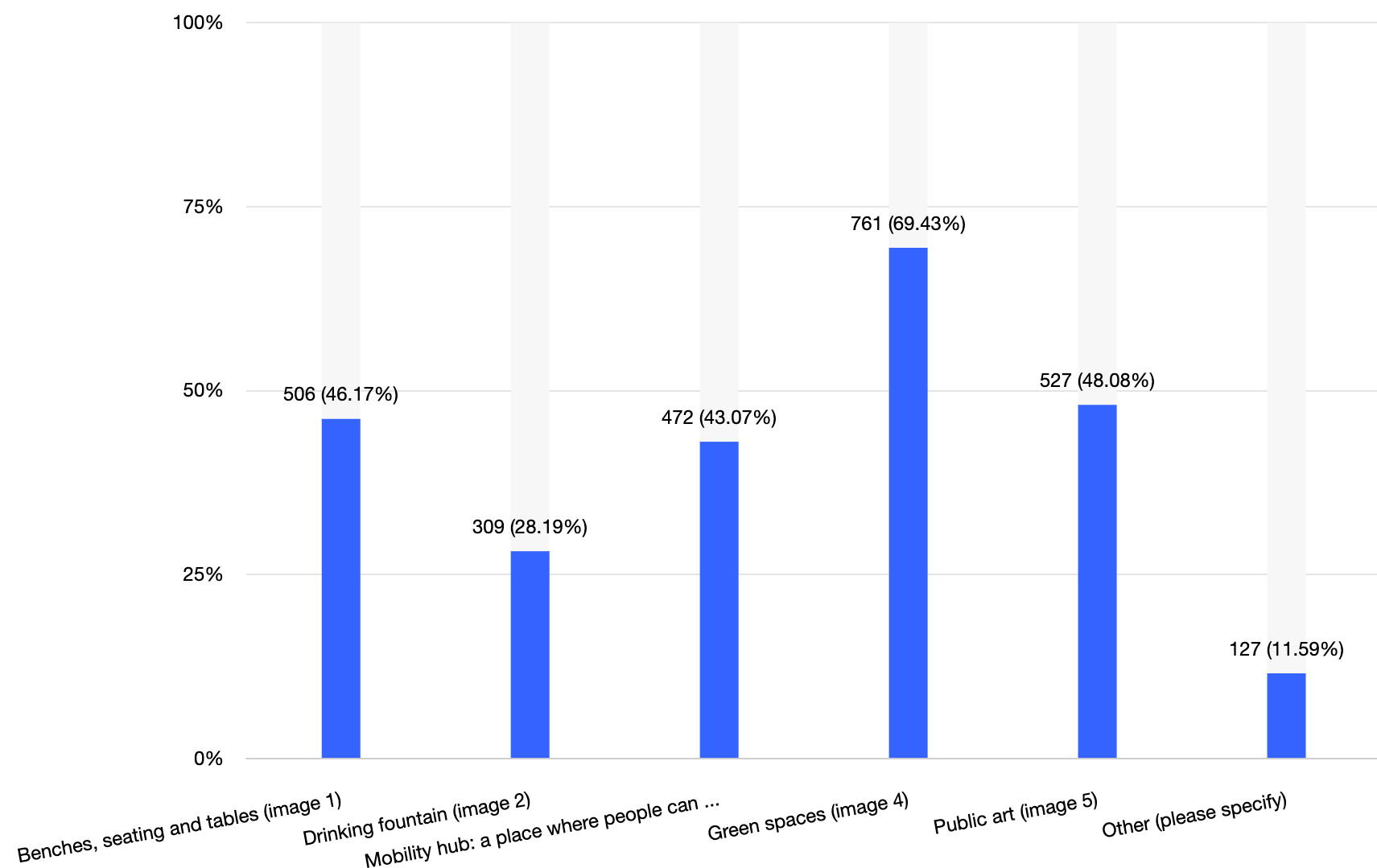
Which of the following would you most like to see included in the community use space? The community use space is 8,000 square feet of indoor ground floor space.



- The top choices for the proposed community-use space were social services for those needing support (60%) and a community gathering space (59%).
- Other prominent choices were cultural and business/commercial centers (35% and 31%).
- Just under 20% of the respondents chose "other," with some leading proposals including a police station, memorial space, park or an open space, community services and support, shelter for the unhoused, senior center or youth center, democracy and voting education facility, and others. Several respondents thought the City should sell the property to avoid its current adverse association and reduce taxes.



### Which of the following external features would you most like to see outside the Minnehaha 3000 building?

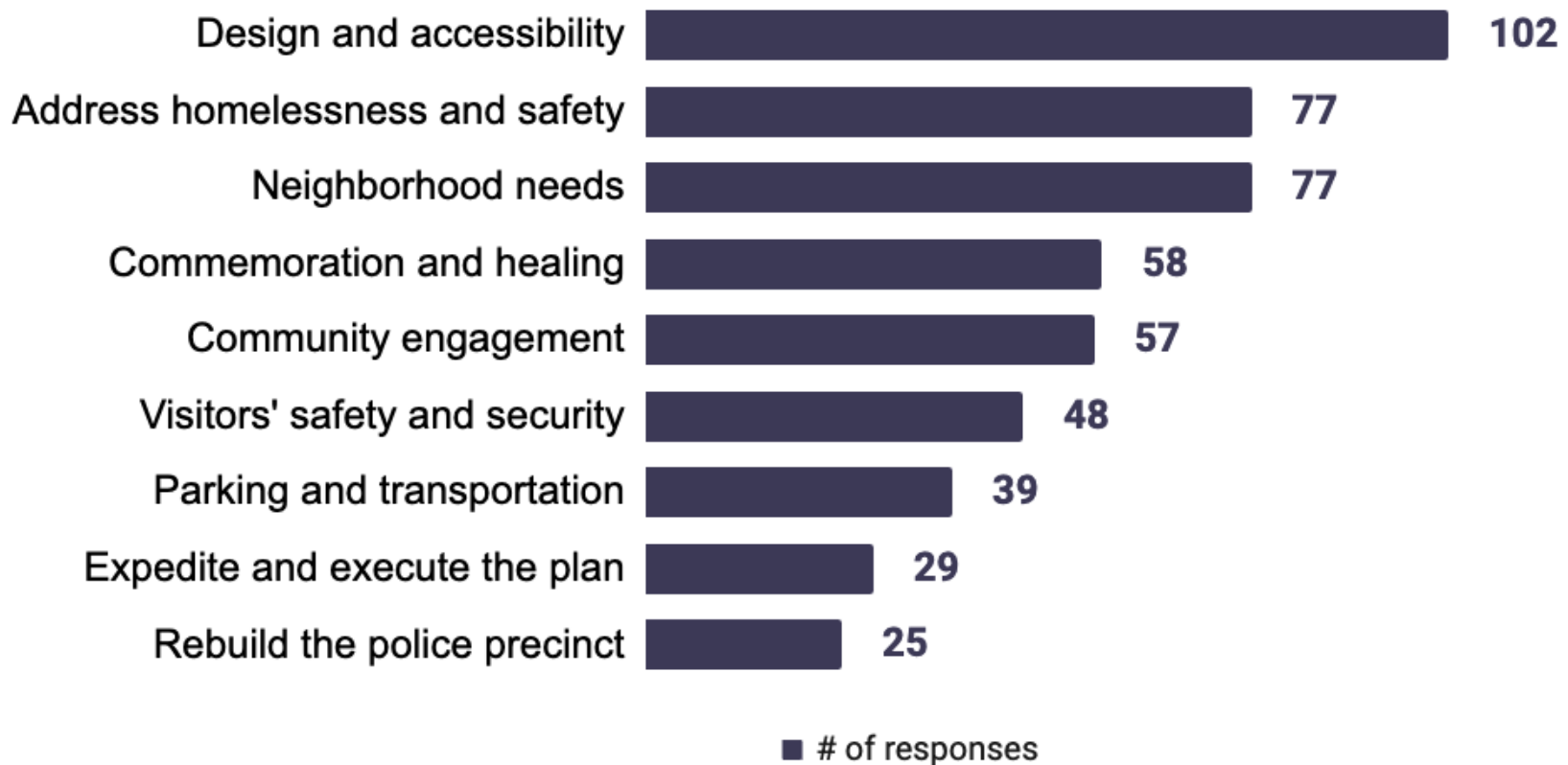


- Green spaces were the respondents' top choice when considering the external features outside the Minnehaha 3000 building (70%), followed by public art (48%) and benches, seating, and tables (46%).
- Of those selecting "other," some thought that all proposed amenities could be included in the redevelopment, while others claimed they were not needed and that the building should be merely functional. Other ideas included food trucks, public restrooms, parking, a shaded area with drinking fountains, and well-lit spaces for enhanced safety during nighttime.
- Notably, some respondents echoed their opposition to the redevelopment by replying, "none of the above," and stating that the space should be rebuilt as a police precinct.

Q5

What else should be taken into consideration when planning the redevelopment of the Minnehaha 3000 building? (617 open text responses)\*

### Leading themes in residents' responses



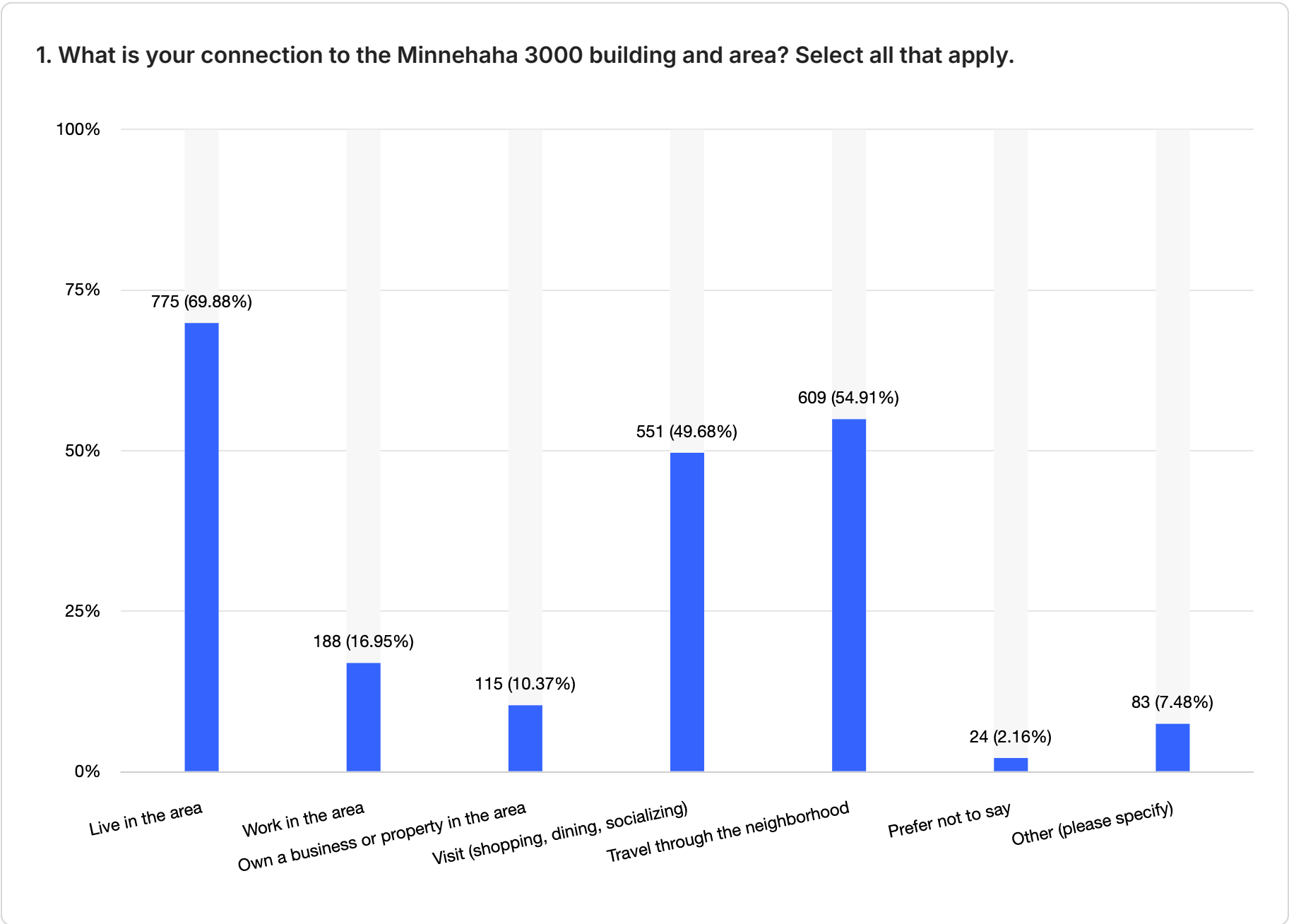
- **Design and accessibility (102 responses):** Respondents most frequently discussed the proposal's design, noting that it should be welcoming for the community, accessible for all, and represent local talents. Some emphasized that the new design should differ from the existing building to introduce a fresh look and feel to the emotionally charged space. Others desired a shaded outdoor space and asked to avoid *"hostile architecture."*
- **Address homelessness and safety (77 responses):** The second most frequent theme was the poor sense of safety in the building's vicinity, due to the unhoused population, high crime rates, and drug use in the area.
- **Neighborhood benefits (77 responses):** The same number of respondents thought the needs and wants of the Minnehaha 3000 immediate neighbors were the most important thing to consider when planning its redevelopment. They suggested hosting neighborhood-specific focus groups, consulting with locally owned businesses, and working towards a proposal that would most benefit the local community.
- **Commemoration and healing (58 responses):** Many respondents mentioned that the redevelopment should acknowledge and carry the memory of the historic events that led to the building's destruction and offer a commemoration, healing, and education space for the community.
- **Community engagement (57 responses):** Many others emphasized the importance of authentic, intentional, and long-term public participatory processes and encouraged the City to continue seeking residents' input and listening to the voices of the local community.
- **Visitors' safety and security (48 responses):** A significant number of respondents discussed the need for a "safe space" and reassured that visitors' security is crucial for the proposed community space's success.
- **Parking and transportation (39 responses):** Another prominent topic to consider was parking availability and ease of access to the proposed redevelopment.

- **Expedite and execute the plan (29 responses):** Respondents noted that a timely decision regarding the future use of the property and a rapid execution of the plan should be considered.
- **Rebuild the police precinct (25 responses):** Several respondents insisted that the 3rd police precinct should return to this site.

\*The above groupings are not mutually exclusive, as many respondents addressed more than one issue in their responses.

Demographic questions

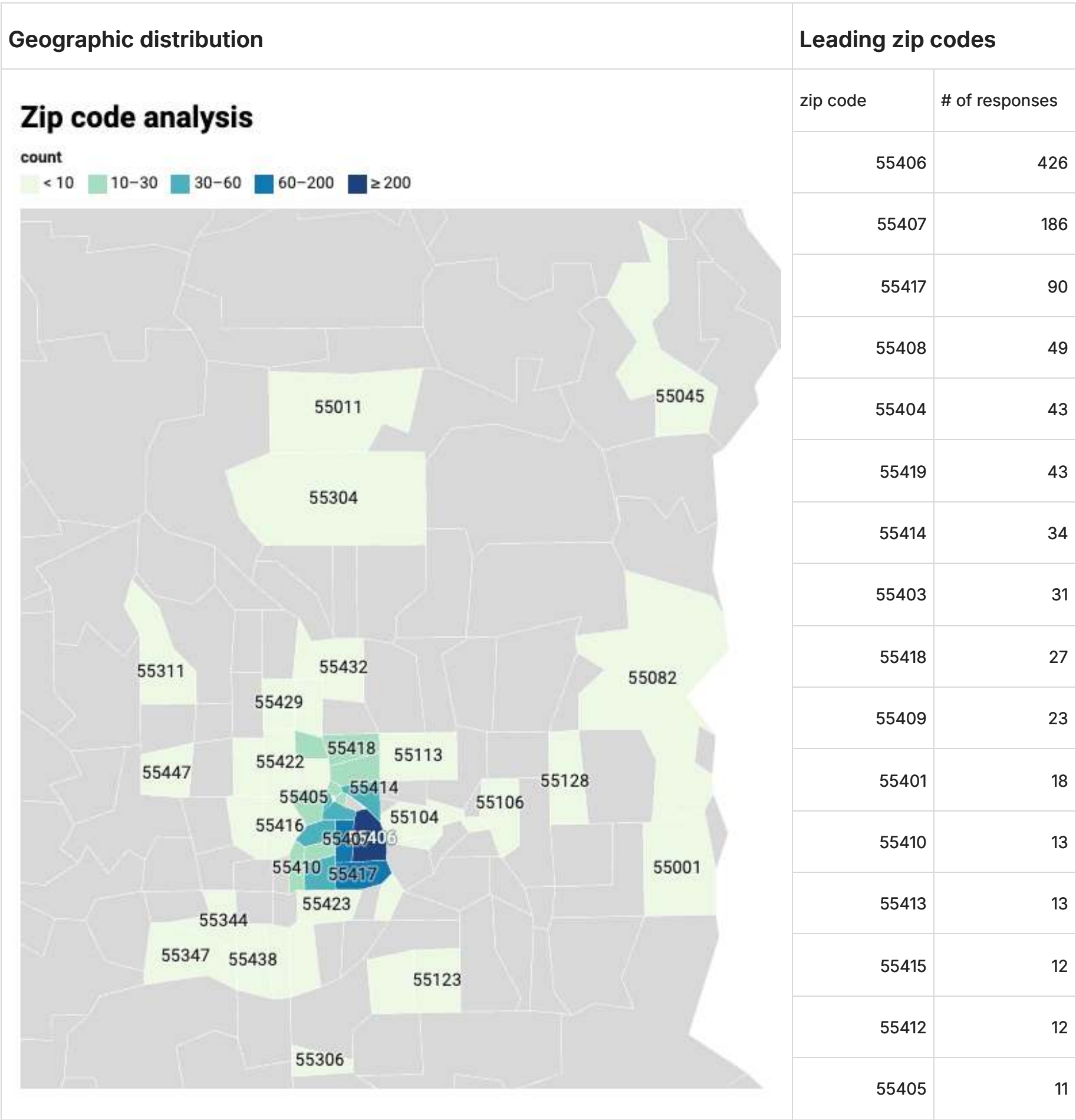
Q6

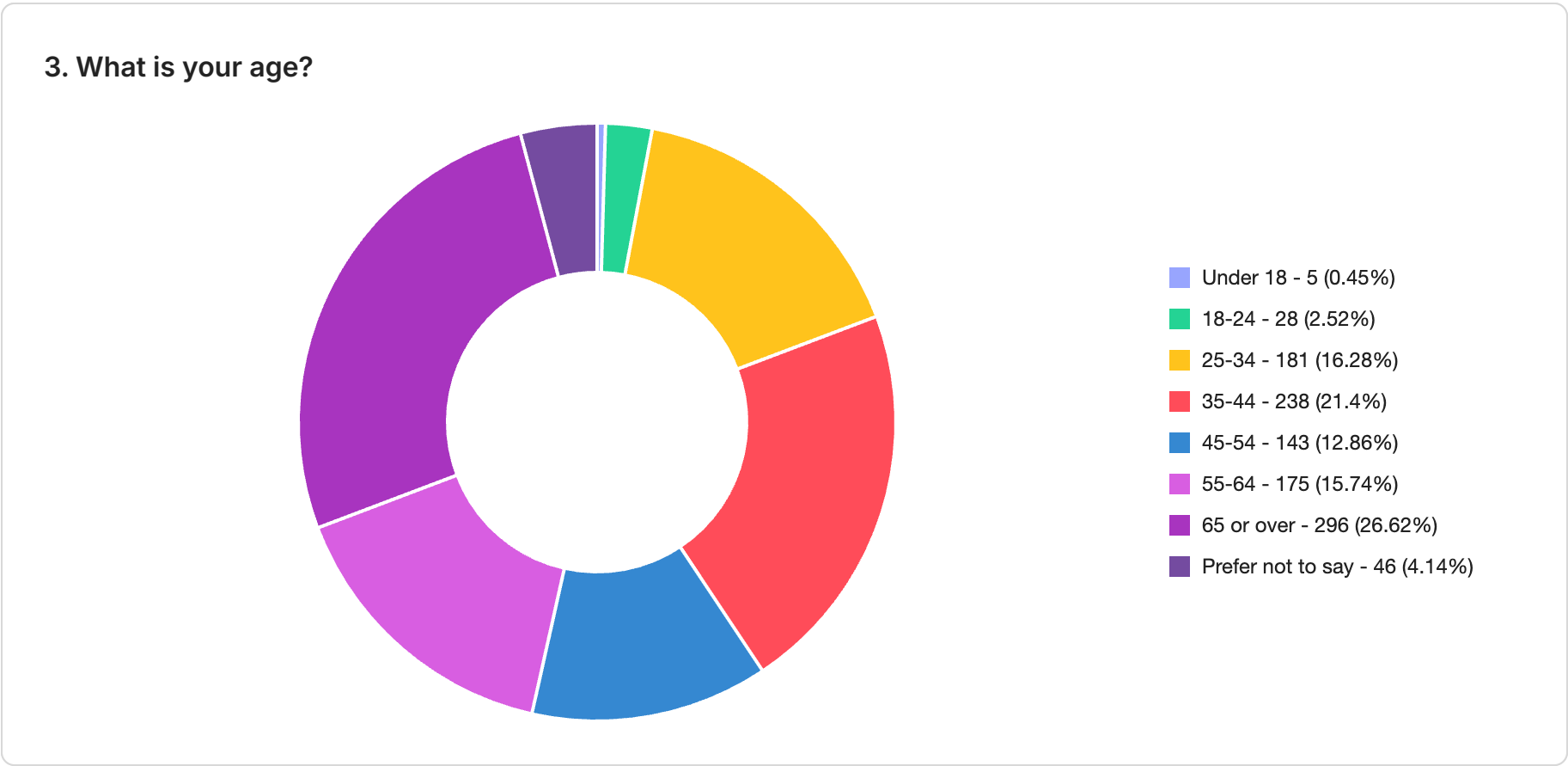


- When asked about their relation to the Minnehaha 3000 building, 70% of survey respondents replied they live in the area, 55% answered they travel through the neighborhood, and an additional 50% said they visit the area for shopping, dining, or socializing.
- "Other" responses comprised respondents who shared they live in the City, own properties or businesses in the neighborhoods nearby, and residents who used to live in the area or frequently visited the area in the past.

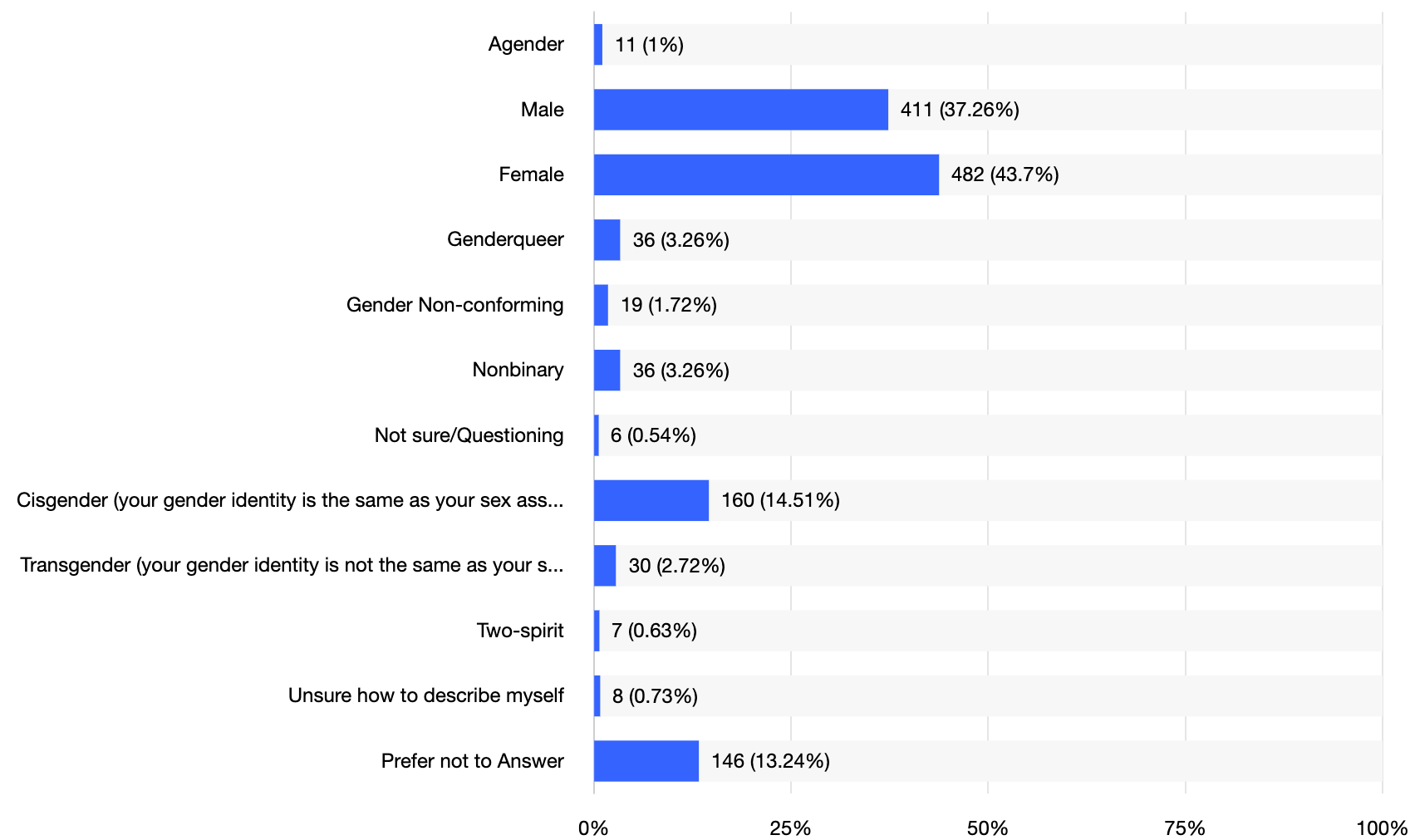
Q7

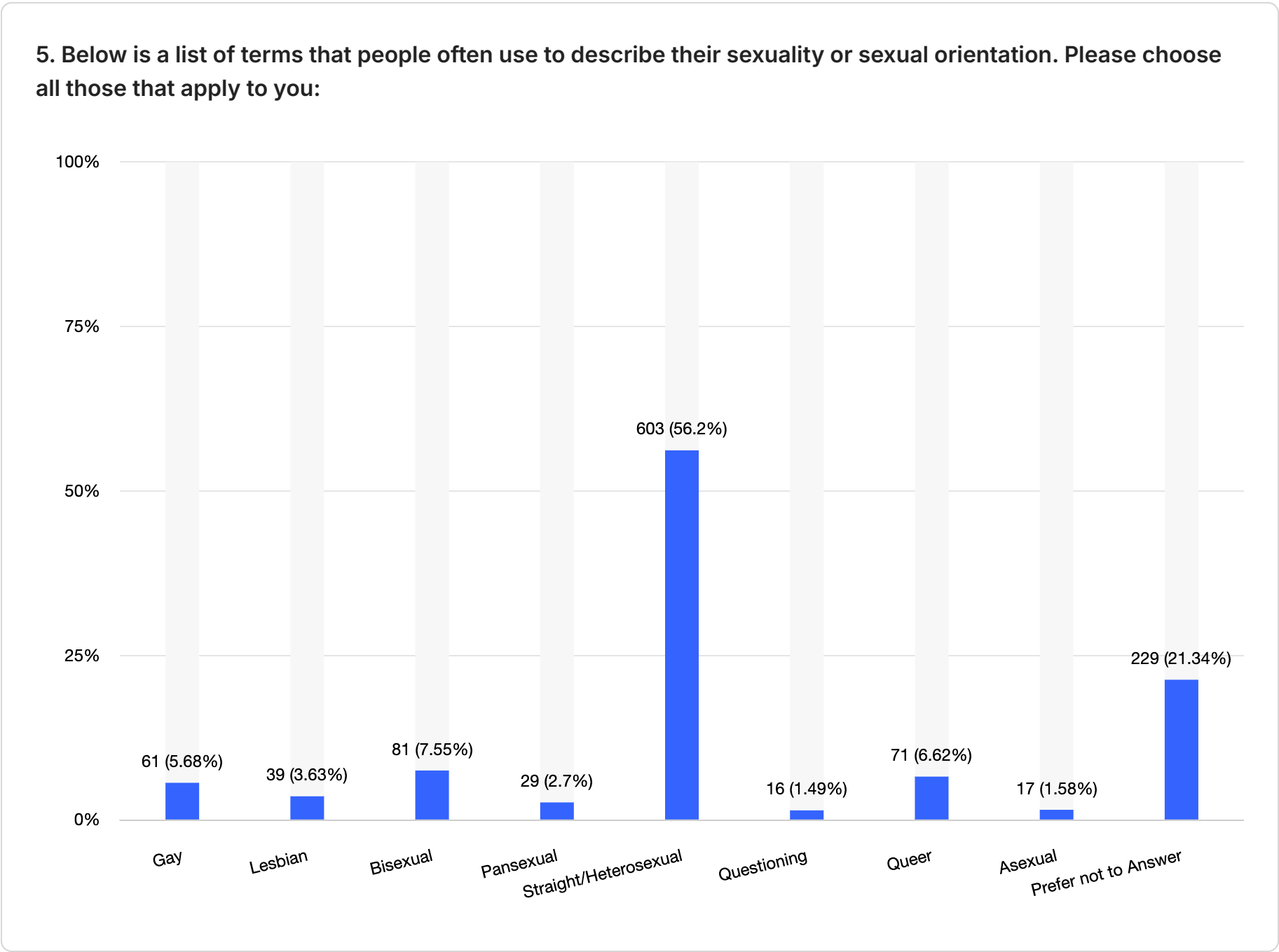
What is your home zip code?



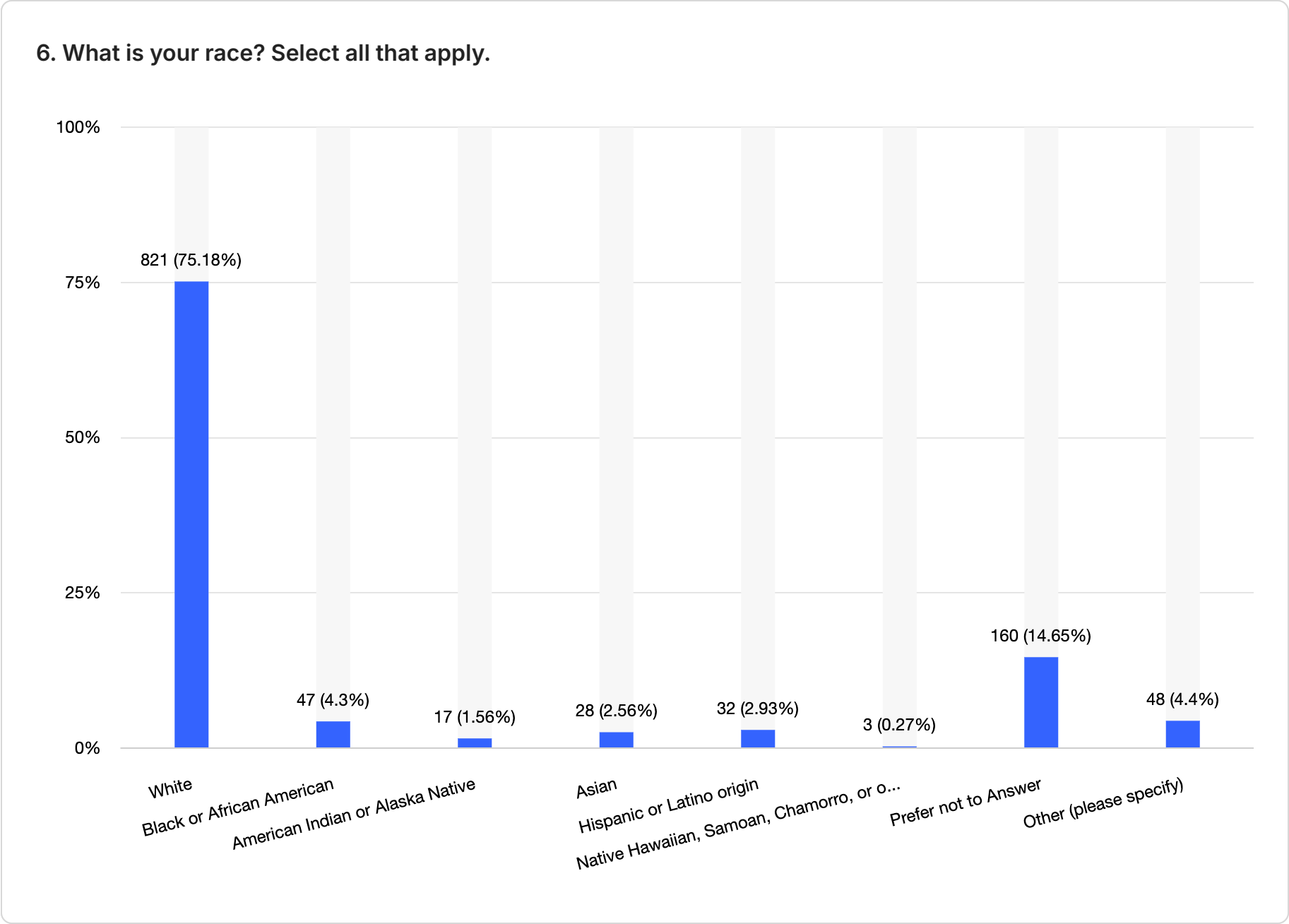


4. Below is a list of some terms that people may use to describe their gender identity. Please choose all those that apply to you:









Q12

Which options best describe your ethnicity? (Select all that apply)

