

**Community Planning & Economic Development
Planning Division**
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City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission
FROM: Brian Schaffer, Senior City Planner 612.673.2670
DATE: November 30, 2010
RE: Warehouse District Heritage Street Plan Project

Background

In the spring of 2010 the City of Minneapolis applied for and received an Arts and Cultural Heritage Fund (“Legacy”) Grant to develop Warehouse District Heritage Street Plan. The plan builds upon the information and guidance developed in the Minneapolis Warehouse Historic District Designation, Minneapolis Warehouse Historic District Design Guidelines and the North Loop Small Area Plan. The purpose of the plan is to provide clear direction on the pressing issue of how to protect the historic infrastructure of the district while promoting an accessible and pedestrian friendly environment. It will improve the decision-making process for the adaptive reuse of streets in the historic district.

The goal of the project is to develop a detailed street by street plan on how to preserve the remaining historic materials and industrial infrastructure, while accommodating the Americans with Disabilities Act (ADA) requirements and the need for street and sewer repairs. The plan will show in detail how to accommodate accessibility needs, stormwater management needs, and preservation needs on each block. It will be used to inform the individual site decisions that the City will need to make when buildings are rehabilitated. It will also be used as the guiding document for the design and development of City capital improvement projects for the reconstruction and repair of the streets and alleys.

The geographic scope of the project is the twenty-three blocks of streets and numerous alleys that retain original paving materials and the industrial infrastructure (see attached map). The original paving materials include brick, cobblestone, and wood paver systems. The industrial infrastructure includes loading docks, canopies, and abandoned railroad tracks in the public right-of-way.

Scope of Work

The project has been divided into phases that build on the information gathered in the previous phases.

Phase I: Learning- Analyzing current conditions and case studies

The purpose of Phase I is to gather the necessary data to understand the parameters that define the project and the specific issues to be addressed. Phase I will:

- Assess and document existing conditions of the project area
- Identify concerns, issues, opportunities and constraints
- Research precedent case studies of communities with historic paving and other historic infrastructure

- Prepare a preliminary survey of defined streets
- Complete a feasibility report for reuse of existing pavers

Phase II: Generating Ideas

Phase II will include preparation of design layouts for each street that will address accessibility for each mode of transportation, provide recommendations for preservation of the historic resources, and integrate creative solutions for stormwater management. The preferred design layouts will incorporate the findings and input from Phase I. Phase II will result in the a schematic street plan set and cross-section plan of preferred alternatives for each street.

Phase III: Making Decisions

Phase III will focus on the preparation of cost estimates for the preferred street design layouts. This task will also review possible funding, maintenance, and project phasing strategies. Phase III will result in:

- List of capital funding opportunities
- List of maintenance funding strategies
- Report of cost estimates

Personnel

The project is being coordinated and managed by Minneapolis CPED Planning staff and Minneapolis Public Works staff. A consultant team has been hired to perform the work on the plan. The project team will be led by Bonestroo and includes the following sub-consultants: Glacial Ridge (a paving contractor), MacDonald and Mack Architects, Landscape Research, Tammy Lindberg, and American Engineering Testing.

Timeframe

The project will getting underway in late November 2010 and will be completed in May 2011.