

3M Community Advisory Committee - Recommendation

BACKGROUND

Following a November 2008 meeting where approximately 200 East Side stakeholders voiced their concern and interest in the redevelopment of the 3M Main Plant Campus, Council President Kathy Lantry and Councilmember Dan Bostrom convened the 3M Community Advisory Committee in January 2009 to discuss and analyze options for the redevelopment of the 3M Site. The discussions included in-depth analysis of environmental issues, land use, job creation, economic development, historic preservation, building reuse, site circulation, parking and many other issues. Recommendations from a Historic Preservation Workgroup and a Jobs Workgroup, community design workshops, and a number of outside experts also informed the work of the Advisory Committee.

The below recommendations reflect the consensus opinion of the Advisory Committee (with one member abstaining from Recommendation 7 only), whose members are listed in Exhibit D.

RECOMMENDATIONS

- (1) The Port Authority should close on the purchase of the remaining 11 acres of the 3M campus to ensure public sector control and maximization of economic development outcomes.
- (2) The Development Principles (Exhibit A) should be used as the conceptual framework during the implementation phase of the project.
- (3) Development Concept 7A (Exhibit B) depicts the results of several months of analysis of alternatives and consensus building. It should serve as the conceptual master site plan and guide the Port Authority's implementation efforts related to land use, job density, building reuse, site circulation and connectivity and public realm improvements. This Concept includes the demolition of buildings 2, 3, 4, 41, 42, 45 and the building 99 complex.
- (4) To ensure success in implementing Development Concept 7A, the Port Authority should implement a robust international marketing effort as described in the Marketing Strategy – Draft Outline (Exhibit C) and focused on the reuse of existing structures depicted in 7A.
- (5) The Port Authority should immediately convene a brainstorming session with Advisory Committee members and other stakeholders to help inform the marketing effort.
- (6) In the event economically viable reuses consistent with the economic development outcomes proposed in 7A (Exhibit B) cannot be found after a one year marketing period, the Port Authority is allowed to implement redevelopment options that do not include the reuse of the existing Building 24.
- (7) After the one year marketing period stated above, the Port Authority should continue to market the remaining buildings (Buildings 1, 14, 20, 21) for an additional twelve months, prioritizing the reuse of Building 1 and Building 21.
- (8) In evaluating development proposals for the site the Port Authority should consider the recommendations of the Jobs Workgroup.
- (9) The Port Authority will convene a Design Workgroup that will provide the Port Authority and Advisory Committee additional recommendations regarding design standards/guidelines, public realm design and the design of mitigation and interpretive efforts (respecting the existing development review process and the role of District Councils).
- (10) The Port Authority should move immediately to implement these recommendations and the stipulations of the Programmatic Agreement and provide regular updates and gather feedback and community input on implementation at quarterly Advisory Committee meetings beginning March 2010 through December 2011 at a minimum.