

# Daylighting Creeks in Hennepin County

## Recommended Locations for Feasibility Study



Bassett Creek near the mouth of the new tunnel, south of 2<sup>nd</sup> Avenue North, east of Fremont Ave North.

**Prepared for:**  
**Hennepin County**  
**Department of Housing, Community Works, and Transit**



**Prepared by:**  
**Dan Cornejo**  
**CORNEJO CONSULTING**  
COMMUNITY PLANNING + DESIGN

**February 15, 2006**

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# **Daylighting Creeks in Hennepin County Recommended Locations for Feasibility Study**

## **I. Purpose of Report**

The purpose of this report is to:

1. Summarize the issues and main messages from meetings with selected communities regarding their response to the initial report on *Daylighting Creeks in Hennepin County – Alternative Implementation Strategies for Daylighting Portions of Bassett Creek, Shingle Creek, and Bridal Veil Creek- April 15, 2005* by CORNEJO CONSULTING;
2. Recommend specific daylighting locations and an outline of the required hydrological, technical, legal, ownership/easement, and financial feasibility study to enable these projects to move forward; and
3. Recommend next steps to initiate the desired feasibility study.

The Appendices to this report contains details on recommended daylighting locations, the full notes and minutes from the meetings with the communities (inc. two follow-up letters that supported projects at specific locations), a list of contacts, and information on property ownership associated with the specific high priority locations dealt with in this report.

## **II. Background: Daylighting Opportunities Sites**

### **What is Daylighting?**

“Daylighting” is a process of removing artificial culverts, exposing the creek to the sunlight and allowing it to flow to the surface. This process also includes re-establishing the waterway in its old channel where feasible, and allowing it to flow through a landscaped riparian environment in a new channel, and, in some cases, recreating wetlands, ponds, and estuaries. In the course of this study, on the advice of many of the professionals and community representatives that were consulted, the definition of daylighting has been broadened to include significant restoration of portions of “hidden creeks” where significant public benefits could pertain.

### **Daylighting Creeks in Hennepin County: Alternative Implementation Strategies, etc.**

This report documented the exploration of opportunities to daylight portions of Bassett Creek, Shingle Creek, and Bridal Veil Creek. That report (1) inventoried existing conditions, plans and studies, (2) described jurisdictional and governance arrangements, (3) identified the benefits and challenges of daylighting creeks, (4) provided information on the range of creek daylighting projects elsewhere in North America, and (5) identified ten potential opportunities for daylighting portions of Bassett Creek, Shingle Creek, and Bridal Veil Creek.

### **Presentation to Commissioners Peter McLaughlin and Mike Opat / Response**

On May 20, 2005, Hennepin County staff and the consultant presented the final draft of the *Daylighting Creeks* report to Commissioners McLaughlin and Opat. These commissioners asked staff and the consultant to meet with the affected municipalities, watershed organizations, and community groups to review the report findings and to seek their input on possible next steps.

Staff also asked the consultant to examine ownership issues as well, and to return with recommendations for specific locations for daylighting and an outline of the feasibility analysis required to move forward.

### **III. Community Input Summary: What we learned.**

Between June and December 31, 2005 Hennepin County staff and the consultant met with the following community groups, watershed management organizations, municipality staff, and individuals to present the findings of the daylighting opportunities report, listen to their response, and solicit their input on which creek locations merit further feasibility analysis in terms of overall Hennepin County and community benefit, and leveraging of resources to complement other development, redevelopment, environmental, or recreation initiatives:

- |            |  |
|------------|--|
| 1. Jun 15  | South East Economic Development Committee (SEED) re Bridal Veil Creek                                    |
| 2. Aug 16  | Bassett Creek Redevelopment Oversight Redevelopment Cte.   |
| 3. Aug 19  | Site Visit to Bassett Creek with David Stack (Friends of BC)   |
| 4. Aug 31  | Developer Kit Richardson re Bassett Creek.   |
| 5. Sept 7  | Brooklyn Center Community Development staff re Shingle Creek   |
| 6. Sep 14  | Bassett Creek Watershed Management Commission  |
| 7. Sep 21  | Warehouse District North Loop Neighborhood Assoc. re Bassett Creek                                       |
| 8. Nov 1   | Minneapolis CPED and Public Works staff re Bassett Creek   |
| 9. Nov 3   | Bklyn Park Community Development and Public Works staff re Shingle Creek                                 |
| 10. Nov 15 | Brooks Mall Properties CEO and Brookdale Mall Mgr re Shingle Creek                                       |
| 11. Dec 8  | Shingle Creek Watershed Management Commission  |
| 12. Dec 14 | Golden Valley Ass't City Mgr, Public Works Director, and Community Development Director re Bassett Creek |

### **Main Messages from Community Input**

The main messages drawn from these meetings and discussions can be summarized as follows:

- **Enhance of our Invisible Creeks.** The definition of “daylighting” should be expanded to include not only the traditional process of removing culverts to expose a creek to sunlight and to allow it to flow to the surface, but also the “enhancement of our invisible creeks.” Many of the community stakeholders commented that great portions of these creeks (primarily Bassett Creek and Shingle Creek) may already be flowing on the surface, but are greatly underappreciated and underused as amenities because they are hidden and treated as mere ditches.
- **Provide active recreation opportunities.** Daylighting initiatives should be closely linked to providing active recreation opportunities such as walking and bicycling paths, especially in areas that are deficient and in areas that are experiencing redevelopment to higher densities.
- **Leverage private investment.** Daylighting initiatives should also be used to leverage private investment to nearby properties, and to provide a stabilizing amenity to existing private and public investment to properties near a creek.
- **Explore sharing capital costs.** Hennepin County should explore sharing capital costs with adjacent and nearby land owners, if possible, especially in those areas where the daylighted creek would provide a major amenity to a redevelopment.

- **Designate implementation responsibilities up front.** Which parties are responsible for implementing the daylighting project, and what shared roles are required, should be decided during the feasibility studies.
- **Maintenance costs could be significant.** Maintenance issues such as costs and responsibilities could be significant and should not be minimized. Maintenance costs and responsible parties should be determined as an integral part of the feasibility studies.
- **Water quality improvement should be essential feature of creek enhancement.** Improvement in water quality is an important dimension to daylighting, and should be included in the redesign scheme and in any cost-benefit analysis.
- **Some concern about spending on daylighting.** Several city and watershed representatives expressed concern about investing in daylighting and additional creek restoration and enhancement, saying that money is needed now for existing above-ground creek corridors.
- **What about potential restrictions on properties adjacent to daylighted creeks?** Several of those interviewed commented that daylighting creeks could pose unduly restrictive situations relative to redevelopment opportunities, such as access and maintenance easements, private access to properties, liability and insurance issues, and general uncertainty regarding site planning for redevelopment. There could also be regulatory issues as these new water courses might qualify as regulated wetlands under federal and state law. Local watershed district rules, shoreland and floodplain ordinances, and municipal wetlands ordinances could also apply.



Creek restoration projects enhance the ecological health and beauty of a creek, while increasing recreational and educational opportunities. This riparian re-landscaping and channel re-alignment is being carried out on Shingle Creek in Brooklyn Park.

## **IV. Recommended Locations for Feasibility Study**

As a result of consultant and Hennepin County staff consultation and meetings with the various affected cities and stakeholder groups, the following locations emerged as priority daylighting locations that appeared to offer the most public benefits and that held the support of the communities in which they existed. **See Appendix I for detailed descriptions, photos, and maps.**

**HIGH PRIORITY locations for initiation of immediate hydrological, technical, legal, ownership/easement, and financial feasibility study:**

1. Bassett Creek: Cedar Lake Road to 2<sup>nd</sup> Avenue N, near Van White Memorial Boulevard, Minneapolis;
2. Bassett Creek: North Loop, 4<sup>th</sup> St N to Washington Ave N, Minneapolis;
3. Shingle Creek: Village Creek mixed-use development, Zane Avenue N to Regent Avenue N; and between Tessman Drive N and Shingle Creek Drive N, Brooklyn Park.
4. Bridal Veil Creek: SEMI area, 27<sup>th</sup> Avenue SE, from University Avenue SE north to 4<sup>th</sup> Avenue SE, Minneapolis.

**SECOND PRIORITY locations for potential future hydrological, technical, legal, ownership/easement, and financial feasibility study, due to timing, planning issues, and/or other constraints:**

1. Bassett Creek: Golden Valley City Hall / Hennepin County Library area, Winnetka Avenue, north of Olson Highway, Golden Valley.
2. Shingle Creek: Brooklyn Center City Hall / Hennepin County Library area, I-94, south to Brookdale Mall / Highway 100, Brooklyn Center.

## **V. General Outline for Feasibility Study**

In order to better understand and document the general requirements for the needed technical and financial feasibility study to move forward with daylighting creeks at these locations, this consultant sought the advice of Joel Settles, Supervisor in the Natural Resources Unit, and Ali Durgunoglu PE, in the Hennepin County Department of Environmental Services. Their assistance was invaluable. They advise that the following items should be included in the scope of work for the feasibility study of the four high priority sites identified in this report:

1. **Goals.** The study should clearly articulate the goals of the proposed projects to help evaluate the feasibility and likelihood of success for each project. Open systems will make flooding more visible to people. Public perception may have to be metered. On the other hand, daylighting and/or creek rehabilitation will convert a single purpose utility into a multipurpose system that can be used by a larger community. A piped system serves only as a storm water conveyance system, while the rehabilitated system could serve as a conveyance system, recreational area, water quality treatment drain, habitat, and improve property values, etc.
2. **Hydraulic Study.** There should be a detailed hydraulic analysis of the current and proposed daylighted, or rehabilitated conveyance system. Daylighting a piped system

can reduce the conveyance because the piped system can handle higher velocities without creating hydraulic problems. Wider and longer flow corridors are required for open channel systems. The hydraulic analysis determines how long and wide the system needs to be. It is necessary to know the high or potentially damaging flow rates, so the new open channels can be designed with the appropriate floodplain width, storage capacity and channel depth. This dictates the amount of land needed to contain the flows within a designated corridor. Similarly, the low flow regimes also need to be known (rates and duration) so the open system (or reconfigured channel) can be designed to be stable.

3. **Historical Channel.** Phrases such as “restoring the historical channel” should be avoided unless additional clarification is provided to avoid misinterpretation. The newly created channel will be in the same general location, but will not have the “historical” dimensions or characteristics. The new dimensions and characteristics must be appropriate for the current hydrology.
4. **Identification of Potential Negative Impacts.** The study should identify possible negative impacts and the probability and potential seriousness of these impacts. For example, daylighted systems may increase the ground water elevation, and could create chronic water table problems in the vicinity. Depending on the soils, this may have a negative effect on nearby properties with marginal basements or defective drainage systems.
5. **Connection to Existing Drainage Systems.** Can we connect the existing drainage systems to the daylighted / rehabilitated systems? What are the elevation differences?
6. **Need for Bypass Systems.** Do we need bypass systems (sending part of the current flow into a new open system)? If so, what structures are recommended and what are the bypass / flow characteristics?
7. **Transition Issues.** Extra attention needs to be paid to transiting from an open system to pipe or vice versa. Transition from a pipe to open system is a potential source of erosion. Transition from an open system to a pipe may require structures.
8. **Costs.** The study should also include estimated costs for implementation, including property acquisition, construction, materials, and permitting.
9. **Ownership Issues.** Although the creek beds themselves are the property of the State of Minnesota (Department of Natural Resources), many of the adjacent properties are privately owned. In order to proceed with implementation of a daylighting project at any of these recommended locations, full title searches (to confirm ownership, any temporary and/or permanent drainage / flowage easements, or any other encumbrance) would have to undertaken on all of the affected properties.
10. **Legal and Regulatory Impacts.** The various activities associated with daylighting (whether it be open stream restoration and enhancement or removing pipes/culverts and exposing the creek/stormwater drainage to sunlight and allowing it to flow to the surface) will be governed by a variety of wetlands laws, rules, and regulations. Feasibility analysis should include not only a determination of which laws and permitting procedures apply, but also what impacts this would have on the use and development potential for adjacent and nearby properties.
11. **Costs vs. Public Benefits.** A full feasibility study would also consider a comparative analysis of the alternatives, in terms of cost and public benefits.



## **VI. Recommended Next Steps**

1. Proceed with finalizing the scope of work for carrying out the feasibility study on hydrological, technical, legal, ownership/easement, and financial issues, and follow all appropriate Hennepin County procedures to complete these studies for the following high priority creek daylighting locations:
  - Bassett Creek: Cedar Lake Road to 2<sup>nd</sup> Avenue N, near Van White Memorial Boulevard, Minneapolis;
  - Bassett Creek: North Loop, 4<sup>th</sup> St N to Washington Ave N, Minneapolis;
  - Shingle Creek: Village Creek mixed-use development, Zane Avenue N to Regent Avenue N; and between Tessman Drive N and Shingle Creek Drive N, Brooklyn Park.
  - Bridal Veil Creek: SEMI area, 27<sup>th</sup> Avenue SE, from University Avenue SE to 4<sup>th</sup> Avenue SE, Minneapolis.
2. Authorize Hennepin County representatives to make fact-finding visits to selected cities to meet with their respective planning and public works staff to review their experiences with and conclusions on daylighting initiatives in their respective locales, and to apply those lessons learned to Hennepin County efforts.



## **Appendices**

- I Detailed Information on Recommended Daylighting Locations**
- II Meeting Notes from Community Consultation**
- III Contact List**
- IV Information on Property Ownership**

## **Appendix I**

### **Detailed Information on Recommended Daylighting Locations**

#### **HIGH PRIORITY Locations for immediate hydrological, technical, legal, ownership/easement, and financial feasibility study:**

1. **Bassett Creek:** Cedar Lake Road to 2<sup>nd</sup> Avenue N, near Van White Memorial Boulevard, Minneapolis;
2. **Bassett Creek:** North Loop, 4<sup>th</sup> St N to Washington Ave N, Minneapolis;
3. **Shingle Creek:** Village Creek mixed-use development, Zane Avenue N to Regent Avenue N; and between Tessman Drive N and Shingle Creek Drive N, Brooklyn Park;
4. **Bridal Veil Creek:** SEMI area, 27<sup>th</sup> Avenue SE, from University Avenue SE north to 4<sup>th</sup> Avenue SE, Minneapolis.

#### **SECOND PRIORITY Locations for potential future hydrological, technical, legal, ownership/easement, and financial feasibility study, due to timing, planning issues, and/or other constraints:**

1. **Bassett Creek:** Golden Valley City Hall / Hennepin Library area, Winnetka Avenue, north of Olson Highway, Golden Valley;
2. **Shingle Creek:** Brooklyn Center City Hall / Hennepin County Library area, I-94, south to Brookdale Mall / Highway 100, Brooklyn Center.

## High Priority #1

### **BASSETT CREEK: Cedar Lake Road to 2<sup>nd</sup> Ave North, near Van White Memorial Boulevard, Minneapolis**

#### **Description and Issues**

This corridor lies just north of the City of Minneapolis Impound Lot and west of the school bus parking area, all to the south of 2<sup>nd</sup> Avenue North. Bassett Creek enters the new tunnel at the westernmost edge of the school bus parking lot. In this corridor, Bassett Creek is largely hidden from public view. An overflow channel allows some water to enter the old tunnel/pipe just south of 2<sup>nd</sup> Avenue North, between Fremont Avenue North and Colfax Avenue North.

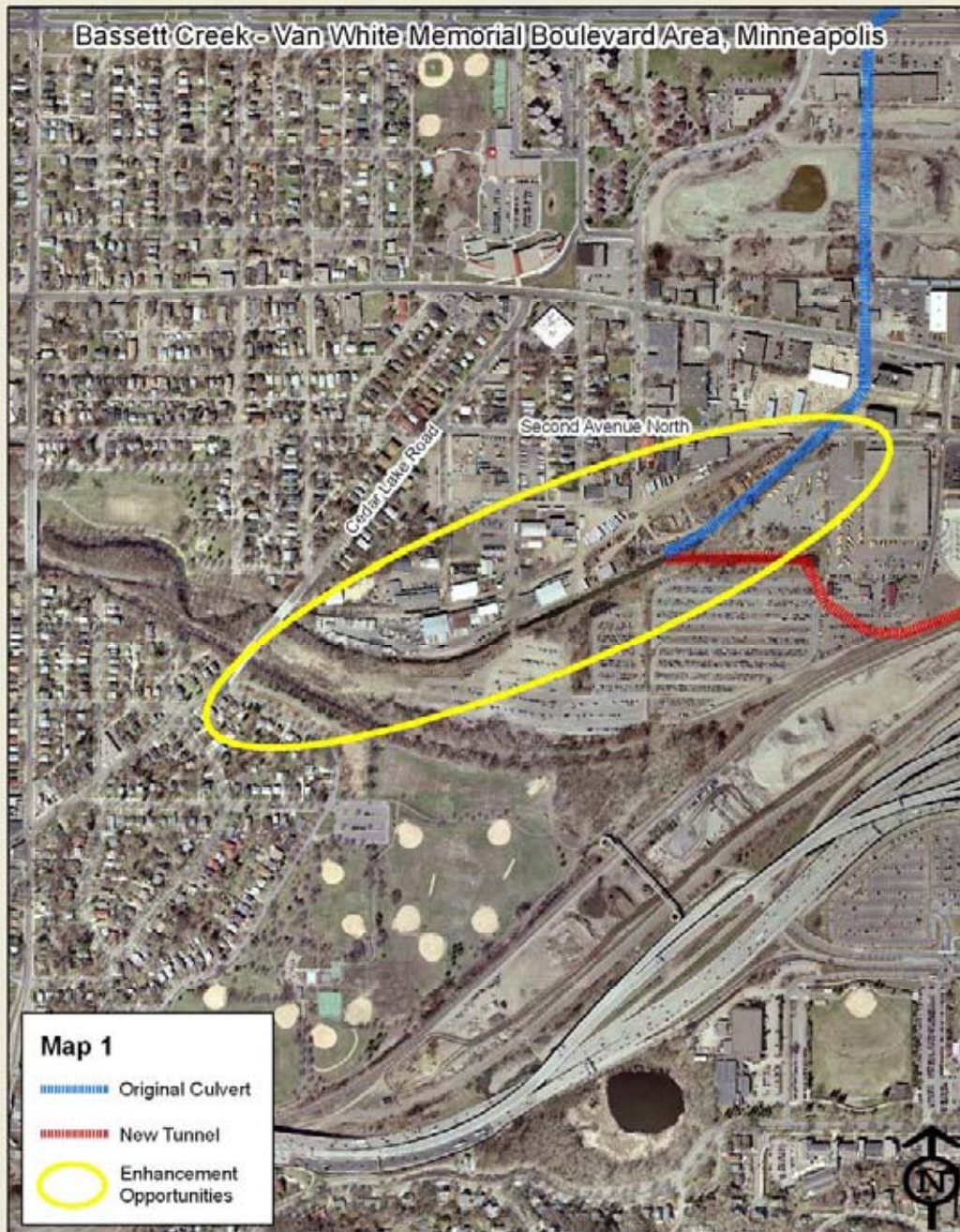
Hennepin County will be making a major transportation investment in this area with the development of Van White Memorial Boulevard (Fremont Avenue North from 4<sup>th</sup> Avenue North to Dunwoody Boulevard) which will connect the new Heritage Park redevelopment which straddles Olson Highway and the Harrison neighborhood with the Dunwoody Institute/Walker Art Gallery/Uptown area. This new roadway would also include the construction of a new bridge spanning Bassett Creek and the Burlington Northern Santa Fe railroad tracks.

This daylighting project would involve restoration / enhancement of the creek channel as well as creation of a pedestrian and bicycle path through this area. With proper site planning and design, this project would provide a visual amenity, possible water quality enhancements, and an increase in both personal and property safety with the resultant increased usage and visibility. **See Map 1.**



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## High Priority #2

### **BASSETT CREEK: North Loop, 4<sup>th</sup> Street North to Washington Avenue North, Minneapolis**

#### **Description and Issues**

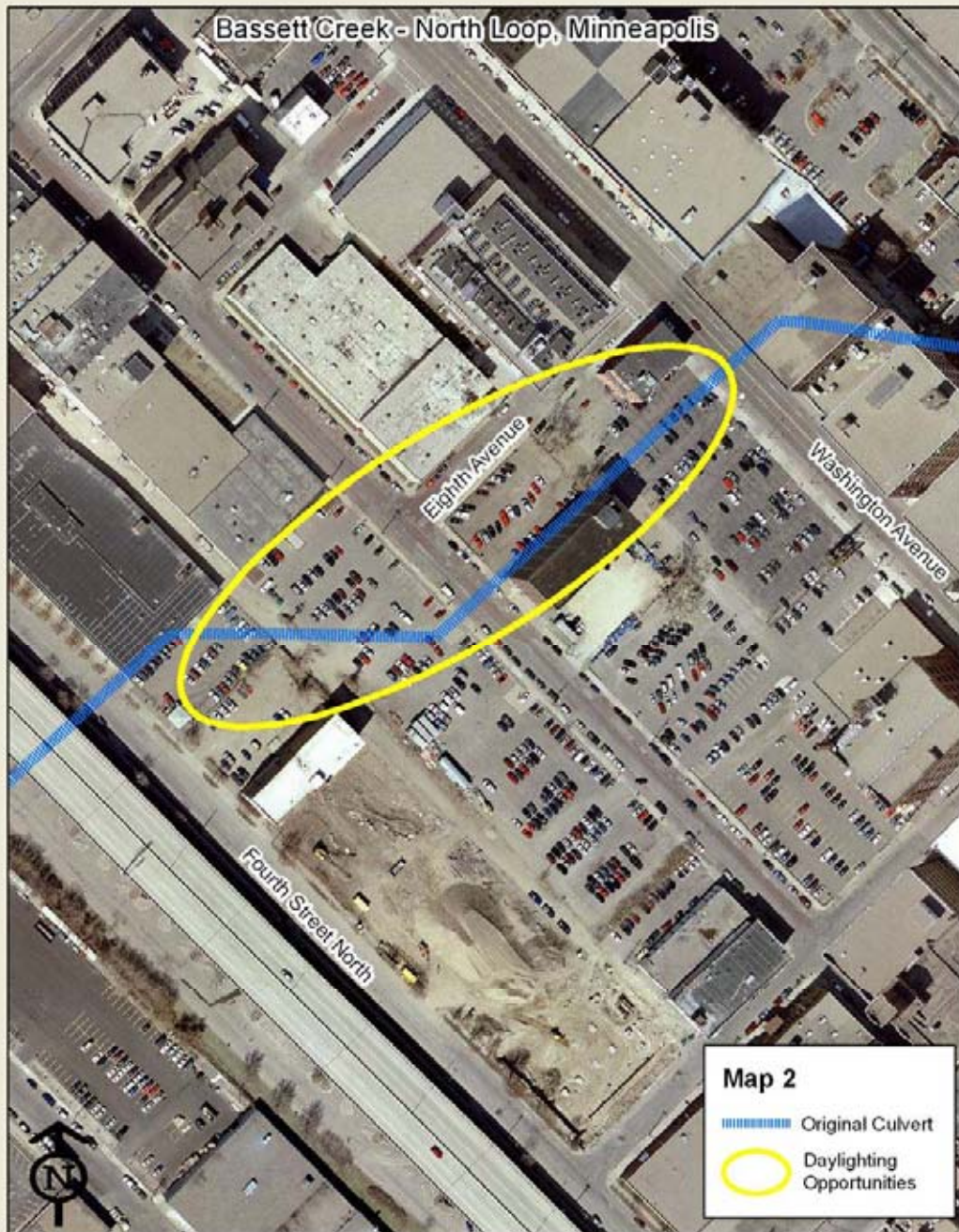
This area of downtown Minneapolis is fast transforming from its historical use for warehouse and light industrial activities to a neighborhood of rehabilitation and adaptive reuse of buildings for residential use (rental and condo) and professional offices, and new residential construction, and new supportive retail and restaurant uses on the ground floors of buildings. As pointed out in the recently-adopted *Downtown East / North Loop Master Plan* (City of Minneapolis, October 2003), when new development (and redevelopment and reuse of existing buildings) occurs, surface parking lots are often replaced with off-street parking in structured ramps. When this happens, the remaining interstitial spaces – streets, plazas, and public parks – will have greater visibility and must play a greater role in shaping the character of those districts. A key piece of forging and maintaining this reinvestment is improving the quality of those spaces where people move about and interact – the public realm.

The corridor where the old Bassett Creek tunnel / pipe traverses two city blocks, from 4<sup>th</sup> Street North to Washington Avenue North, between 7<sup>th</sup> and 8<sup>th</sup> Avenues North could be redeveloped to provide a canal-like water feature within a linear park as proposed in the *Downtown East / North Loop Master Plan* (see Map 5.8 on pg. 61 of that report). This canal could also provide a storm water detention function and assist in improving water quality prior to this water being drained into the Mississippi River. **See Map 2.**



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### High Priority #3

#### **SHINGLE CREEK: Village Creek mixed-use development, Zane Avenue North to Regent Avenue N; and between Tessman Drive N and Shingle Creek Drive N, Brooklyn Park**

##### **Description and Issues**

The 134-acre Village Creek redevelopment area lies in the southeast quadrant of the Zane Avenue North / Brooklyn Boulevard intersection. The current Shingle Creek / storm water channel cuts a diagonal across the southern portion of the site, in a NW to SE direction.

The Village Creek redevelopment plan calls for new “Main Street” retail and offices, 300+ townhouses and apartments, a new fitness facility, an urban park, and institutional uses. The Shingle Creek channel will be transformed into a park and water amenity with ponds, waterfalls, public gathering areas, native plantings, and restoration of natural habitat. The creek will become a focal point for public use and education, with development oriented to the creek and park.

Also, the City of Brooklyn Park and the Shingle Creek Watershed Management Commission are collaborating on improvements to the riparian environment of Shingle Creek between Tessman Avenue N and Shingle Creek Drive N.

This project could provide funds to conclude the feasibility analysis and other technical work needed to complete implementation of these high quality creek enhancements, and also examine opportunities for linking trails downstream to those in Brooklyn Center. **See Map 3.**



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## High Priority #4

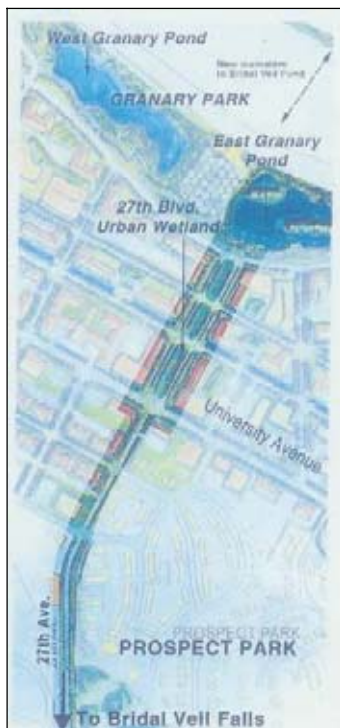
### **BRIDAL VEIL CREEK: SEMI area, 27<sup>th</sup> Avenue SE, University Avenue SE north to 4<sup>th</sup> Avenue SE, Minneapolis**

#### **Description and Issues**

The *SEMI / Bridal Veil Refined Master Plan* (City of Minneapolis, May 2001) calls for integrating natural and recreation systems, using this *green infrastructure* as a means for preventing and mitigating several environmental impacts of redevelopment while at the same time providing a civic open space structure. One of the primary components of this green infrastructure is the “27<sup>th</sup> Avenue SE Amenity Link” containing a constructed linear wetland amenity located in between the north- and south-bound traffic lanes. These urban wetlands “would give key expression to the Bridal Veil Creek main stem, marking on the surface the flow of the creek in the pipes beneath the street.”

Just south of the SEMI area lies the proposed Central Corridor light rail transit development along University Avenue. A recently-completed Hennepin County consultant report on development objectives calls for the creation of open space in this same corridor, to support the desired medium- to high-density development to support the proposed transit station in this general location.

Though this project is supported by the South East Economic Development (SEED) Committee, the creation of this linear wetland would appear to be better timed and coordinated with other public improvements associated with the implementation of the proposed light rail transit line. See Map 4.



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## Second Priority #1

### **BASSETT CREEK: Golden Valley City Hall / Hennepin County Library area, Winnetka Avenue, north of Olson Highway, Golden Valley**

#### **Description and Issues**

About five years ago the City of Golden Valley, just west of the City Hall / Hennepin County Library area, completed the final precincts of the Valley Square “downtown” area that embraces Bassett Creek as the key open space element. The 97-acre Valley Square Redevelopment Area includes over 250,000 sq. ft. of office (inc. a health clinic), a 48,000 sq. ft. shopping center, another 40,000 sq. ft. in a mixed-use complex that includes 22,500 sq. ft. of office space, a new 32,000 sq. ft. Post Office, over 500 housing units, with associated surface and structured parking. Major transportation improvements included Winnetka Avenue widening, landscaping, and streetscape work, as well as improved transit and pedestrian connections. The Civic Center complex to the east was expanded and reconstructed, including improvements to City Hall, Public Safety Building, and Public Works Maintenance Facilities.

However, there remains a significant pedestrian access and safety issue regarding the lack of direct pedestrian connection between the Valley Square development and the Hennepin County Library, both of which straddle the southern edge of Bassett Creek.

The recently-completed “Shared Vision for Golden Valley’s Future” identified the connection of people and gathering places as a central focus. The City would like to have a pedestrian/bicycle path under Winnetka Avenue, alongside Bassett Creek. City staff expressed a strong desire to analyze and solve the issue of a safe and attractive of enabling pedestrians to get from one side of Winnetka to the other, but have pointed out numerous utility and vehicle traffic constraints, and the high potential capital costs to rectify this situation. They have said they have no funds at this time to study this issue, nor any funds to implement a workable solution. **See Map 5.**



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## Second Priority #2

### **SHINGLE CREEK: Brooklyn Center City Hall / Hennepin County Library area, I-94, south to Brookdale Mall / Highway 100, Brooklyn Center**

#### **Description and Issues**

Brooklyn Center City Hall and Community Center are located in 48-acre Central Park, with ball fields, trails, and other active recreation areas, with Shingle Creek meandering through the middle of this park. To the south is 20-acre Central Park West, containing additional ball fields and trails that also straddle Shingle Creek. Immediately to the east of Central Park West is the Hennepin County Regional Center and Library facility. To the south lies a wetland/creek corridor with one narrow trail linking the public park area to County Road 10 and Brookdale Mall. The Hennepin County Regional Center / Library are cut off from the trail and the large park area due to parking lots and a fence. South of County Road 10 down to Highway 100, Shingle Creek “disappears” under the Brookdale parking lot.

This wetland/creek corridor south of Central Park West could be redesigned to provide additional trail connections and increased visibility from the Hennepin County Regional Center/ Library and from Shingle Creek Parkway. Additional educational and interpretive elements could also be installed. **See Map 6.** However, neither the City staff nor Brookdale Mall ownership are interested in moving forward with improvements at this time.



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## **Appendix II**

### **Meeting Notes from Community Consultation**

1. Jun 15 South East Economic Development Committee (SEED) re Bridal Veil Creek
2. Aug 16 Bassett Creek Redevelopment Oversight Redevelopment Cte.
3. Aug 19 Site Visit to Bassett Creek with David Stack (Friends of BC)
4. Aug 31 Developer Kit Richardson re Bassett Creek.
5. Sep 7 Brooklyn Center Community Development staff re Shingle Creek
6. Sep 14 Bassett Creek Watershed Management Commission
7. Sep 21 North Loop Neighborhood Association re Bassett Creek
8. Nov 1 Minneapolis CPED and Public Works staff re Bassett Creek
9. Nov 3 Bkln Park Community Dev't and Public Works staff re Shingle Creek
10. Nov 15 Brooks Mall Properties CEO and Brookdale Mall Mgr re Shingle Creek
11. Dec 8 Shingle Creek Watershed Management Commission
12. Dec 14 Golden Valley Ass't City Mgr, Public Works Director, and Community Development Director re Bassett Creek

## **Notes from Daylighting Creeks meeting**

### **Minneapolis Southeast Economic Development Committee (SEED)**

#### **Re Bridal Veil Creek**

**June 15, 2005**

Date: June 16, 2005

To: Daylighting Creeks File

From: Patrick Connoy, Economic Development Project Coordinator

Subject: June 15, 2005 Minneapolis SEED Meeting on Bridal Veil Creek

On Wednesday June 15, 2005 Dan Cornejo of Cornejo Consulting and I attended the Minneapolis SEED meeting to discuss and educate the committee on the April 15, 2005 *Daylighting Creeks in Hennepin County* report.

Mr. Cornejo described the Hennepin County Board of Commissioners actions allocating funds to study daylighting of Bassett, Bridal Veil and Shingle Creek. Mr. Cornejo handed out an executive summary of the report and then addressed those sections of the report pertinent to the Bridal Veil Creek. Mr. Cornejo talked about the benefits and challenges of daylighting Bridal Veil Creek and described similar projects elsewhere in the United States. Mr. Cornejo noted that monies from the daylighting allocation were also being used to conduct an environmental assessment of the Union Rail Yards.

The SEED Committee was very supportive of the recommendations in the report. Committee members considered the daylighting of Bridal Veil Creek to be a long-term benefit for the area and a desirable amenity. Committee members encouraged Hennepin County to continue working on the daylighting of Bridal Veil Creek and suggested that the SEMI Plan take this daylighting opportunity into consideration.

**See following page for letter of support from SEED.**

JUL 27 2005

## SEED

South East Economic Development (SEED) Committee  
105 5<sup>th</sup> Ave. South  
Minneapolis, MN 55401-2534

July 25, 2005

Patrick Connoy  
Hennepin County  
417 5th Street North  
Minneapolis, MN 55401

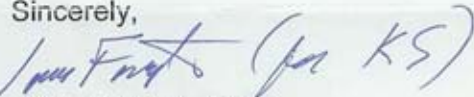
Dear Mr. Connoy,

This letter is written to express the strong support of the South East Economic Development (SEED) Committee for further consideration by the Hennepin County Commissioners of their initiative to "daylight" Bridal Veil Creek.

At it's meeting of June 15<sup>th</sup> 2005 you and the County's consultant, Mr. Dan Cornejo, presented to the SEED Committee the report ***Daylighting Creeks in Hennepin County***. Although the report examined opportunities for Shingle Creek and Bassett Creek in addition to Bridal Veil Creek Mr. Cornejo focused on the benefits and the challenges of daylighting Bridal Veil Creek.

We look forward to working with the County in the future and welcome any opportunity to further the County's efforts. Questions regarding SEED participation should be directed to Jim Forsyth the CPED project coordinator providing staff support to the Committee.

Sincerely,



Keith Sjoquist, Chair  
SEED Committee

cc: SEED Committee

## **Notes from Daylighting Creeks meeting**

### **Bassett Creek Valley Redevelopment Oversight Committee (ROC)**

#### **Harrison Community Center**

**August 16, 2005**

Patrick Connoy and consultant Dan Cornejo presented the Daylighting Creeks in Hennepin County study to a regular meeting of the Bassett Creek Valley Redevelopment Oversight Committee on Aug. 16 to obtain their input. Mr. Connoy and Mr. Cornejo explained that the HC Board had allocated \$300,000 to explore daylighting opportunities on Bassett Creek, as well as Shingle Creek and Bridal Veil Creek. Mr. Cornejo described his study findings.

#### Summary of Comments

1. There was considerable discussion of the opportunities to leverage HC and City of Minneapolis investments in the new Van White Boulevard area, and to open up hidden parts of Bassett Creek south of Glenwood Avenue, near the school bus parking lot and the City Impound Lot.
2. Several commented on the opportunities to connect bike trails from the Harrison neighborhood through to the Heritage Park area.
3. Opening up Bassett Creek in the area south of Glenwood Avenue should be part of holistic environmental and economic approach, consistent with the Bassett Creek Valley Master Plan. Creek restoration should be part of a larger public access initiative, with the active involvement of all local populations, minority and majority, immigrant and native born, as part of community development.
4. The ROC decided that they would send a letter to the Hennepin County Board of Commissioners to request that the Bassett Creek area from Cedar Lake Road to 2<sup>nd</sup> Avenue North should be the first Hennepin County creek to be studied in the next phase of this investigation.

**See following page for letter of support from the Bassett Creek Redevelopment Oversight Committee (ROC).**

Dan Cornejo

Bassett Creek Valley (BCV)  
Redevelopment Oversight Committee (ROC)  
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Minneapolis, MN 55405  
Tel: 612-374-1481  
Email: [vyditter@vyditter.cnc.net](mailto:vyditter@vyditter.cnc.net)

Hennepin County Board of Commissioners:

Mike Opat  
Mark Stenglein  
Gail Dorfman  
Peter McLaughlin  
Randy Johnson, Board Chair  
Linda Koblick  
Penny Steele  
A2400 Government Center  
Minneapolis, MN 55487-0240

Re: Daylighting Bassett Creek from Cedar Lake Road to 2<sup>nd</sup> Avenue North in  
Minneapolis

Date: September 1, 2005

The Bassett Creek Valley Redevelopment Oversight Committee (ROC) respectfully requests the Hennepin County Board of Commissioners to spend its \$250,000 allocation for daylighting creeks on Bassett Creek from Cedar Lake Road to 2<sup>nd</sup> Avenue North.

Within the next 6 weeks, ROC, with involvement and financial assistance from Ryan Companies and technical assistance from Hoesington Koegler Group, Braun Intertec and SRF Consulting, will be presenting to the Minneapolis City Council a holistic redevelopment plan for the Bassett Creek Valley area (generally bound on the west by Cedar Lake Road, on the south by I-394, on the north by 4<sup>th</sup> Avenue North and on the east by Lyndale Avenue). Central and critical to the redevelopment plan is a major water amenity – a restored and enhanced Bassett Creek set in a public greenway that wends its way west to east (with one branch heading north) through Bassett Creek Valley.

Mr. Patrick Connoy, Hennepin County, and Mr. Dan Cornejo, Cornejo Consulting, made a presentation on daylighting Hennepin County Creeks to ROC on August 16<sup>th</sup>, 2005. Further, they informed ROC that the Hennepin County Board of Commissioners had allocated approximately \$250,000 to explore opportunities to daylight portions of these three Creeks, or more fully explore daylighting of one Creek.

Points in Mr. Cornejo's presentation that match points built into the Bassett Creek Valley redevelopment plan, include, but are not limited to:

- Ecological restoration of waterways is most beneficial to a region when carried out through a holistic approach (the ROC redevelopment plan is such a holistic



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

approach to redevelopment of an underutilized but potentially very desirable area).

- Opening the creek would generate positive environmental and economic impacts on the areas surrounding them (these environment and economic impacts have been detailed in both the Bassett Creek Valley Master Plan approved by the Minneapolis City Council in March, 2000, and the redevelopment plan that will be offered the City Council in 6 weeks).
- Public input and consultative planning is extremely important...and grassroots perseverance and environmental stewardship are valuable long-term elements in advancing the case for creek restoration and daylighting (this is one of the strengths of the ROC planning. First, the number of public meetings that have been held and the number of folks from all populations – minority and majority, immigrant and natural born - residing in the BCV area who have provided feedback and support daylighting Bassett Creek, and the positive impact such an action will have on redevelopment in the Valley. Secondly, the ROC is charged with being long term guardians of development in the area.)
- Public access is important, in the form of pedestrian and bicycle trails (a daylighted and restored Bassett Creek is the central and critical public amenity around which the Bassett Creek Valley redevelopment plan is built.)

ROC's mission is to:

- Act as an "advisory committee in the formulation of a redevelopment plan" that includes:
  - Enhancing the area's natural features, including:
    - Restoring natural features
    - Augmenting the positive attributes of natural features within a landscaped concept that joins areas and people

An analysis of the Bassett Creek Valley indicates that:

"Bassett Creek itself has the potential to serve as a local and regional open space amenity. The Creek currently exists as a channelized waterway that functions as a drainage away from a large watershed area in northern and western Hennepin County to the Mississippi River....Current public access to the creek is extremely limited in the BCV as it abuts industrial land uses both to the north and south....Enhancement and naturalization of the creek, in its approximate historic location is recommended as part of the Bassett Creek Master Plan....The Creek should be restored to a more natural channel, and wetland areas added that function to filter and clean stormwater runoff from surrounding neighborhoods....The concept restores the structure and location of the waterway as it was in the last century....The restoration of the waterway through the lowest area of the Valley will create attractive visual perspectives ....The water features

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to be restored in the valley will include significant areas where water is visible to those walking, biking, or riding along the greenway and through the Valley....”

Daylighting Bassett Creek will be costly. The City has been approved for an LCMR grant of \$175,000. With the County’s funds, a much larger segment of the Creek as it runs through the Bassett Creek Valley project area could be studied.

Thank you for considering ROC’s request that Bassett Creek, from Cedar Lake Road to 2<sup>nd</sup> Avenue North, should be the first Hennepin County Creek to be studied for daylighting.

For more information on the work of ROC, please access the committee’s website - [BCVBUZZ.com](http://BCVBUZZ.com).

Bassett Creek Valley Redevelopment Oversight Committee’s  
Executive Committee:

Don Ostenson – Harrison Neighborhood Association  
Dennis Daniels – Bryn Mawr Neighborhood Association  
Pat Carney – BCV Business Owner  
Julie Sabo – Mayor’s representative and Bryn Mawr resident  
Steve Faber – CM Natalie Johnson Lee’s representative and BCV Business Owner  
Vida Y. Ditter – CM Lisa Goodman’s representative and Bryn Mawr resident  
Rick Collins – Ryan Companies  
Tom Leighton and Darrell Washington – CPED advisors



## **Notes from Daylighting Creeks Site Visit**

### **David Stack of Friends of Bassett Creek August 19, 2005**

Dan Cornejo and Patrick Connoy met David Stack of Friends of Bassett Creek at the old Bassett Creek tunnel entrance on 2<sup>nd</sup> Avenue North between Fremont Avenue North and Colfax Avenue North.

David guided us back up the creek, to the southwest of the pipe/tunnel opening. The small channel was mostly dry, with much trash and other debris along the banks and in the creekbed itself. There was not much of a path for us to follow along the south side of the channel, which David advised was owned by the Minneapolis School District. David led us towards a fence that secured the large school bus parking lot on the other side. We came out onto a clearing that contained more trash and junked vehicles, and walked over towards the main channel of Bassett Creek. David led us up the north side of that channel to the large new tunnel opening, with the school bus parking lot just east of that opening and the City of Minneapolis Impound Lot to the south of Bassett Creek and south of the tunnel opening.

We discussed with David the overgrown nature of this area, but also the potential opportunity for creating walking and biking trails, and even a linear park corridor, in this area. We discussed how this trail/park could be linked to the new Van White Boulevard development to provide connections to Heritage Park development to the Dunwoody Institute/Walker Sculpture Garden. Development of the trail/park westward from Van White Park Boulevard toward Cedar Lake Road could provide connections to the Cedar Lake Trail. We observed how this trail could provide an open and visibly secure pedestrian and bicycle path, a real amenity for the new and soon-to-come housing development north of 2<sup>nd</sup> Avenue up to Olson Highway.

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

**Developer Kit Richardson (Shafer Richardson)**

**Re Bassett Creek**

**Shafer Richardson office at 615 First Avenue NE, Mpls**

**August 31, 2005**

Dan Cornejo and Patrick Connoy met with Kit Richardson of the development firm Shafer Richardson to discuss possibilities and opportunities for opening up Bassett Creek to potentially increase the development prospects for his and other properties in the North Loop area, and to provide an amenity for that emerging neighborhood.

1. Kit Richardson showed us some aerial maps and drawings of a building he owns near the old pipe, describing a possible project that would involve creating a canal along the path of the pipe.
2. We discussed daylighting successes in Denver, Kansas City, and Omaha, as well as others mentioned in the Daylighting Creeks report.
3. We also discussed the need and desire for greater natural amenities in the North Loop area, to reinforce the investment decisions by the private sector (developers and new condo owners and renters) and to attract continued investment.
4. Richardson encouraged us to meet with the whole North Loop group, or at least the Planning and Zoning committee chaired by David Frank, a project development manager in his firm.

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

### **Brooklyn Center staff**

#### **Re Shingle Creek**

#### **Brooklyn Center City Hall**

**September 7, 2005**

Dan Cornejo and Patrick Connoy met with Brooklyn Center Community Development Director Brad Hoffman and Tom Bublitz, Com. Dev't Specialist.

1. Re Brookdale Mall daylighting of Shingle Creek under parking lot: not much support for this idea. They said it was not a city staff priority at this time. No groundswell for opening up Shingle Creek here. Suggested talking to Brookdale Mall owners (Talisman LLC in Florida). Believed that the Mall owned the creek and the pipe that carries it under the mall parking lot. To address ownership issues, they suggested calling Jim Grube first, "as he had worked in Brooklyn Center at that time."
2. DC and PC conducted a site visit of Shingle Creek around the City Hall area and observed that the "road connection" across the creek from the City Hall parking lot to a small park could be replaced by a bridge, which would "open up" the creek more visibly. Called and left message for Tom Bublitz to discuss this.

Follow-up required: Contact Brookdale Mall owners to set up meeting or conference call to discuss their interest in daylighting Shingle Creek on their property (Cornejo).

Brad Hoffman – 763-569-3433

Tom Bublitz – 763-569-3300

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

### **Bassett Creek Watershed Management Commission Golden Valley City Hall September 14, 2005**

#### Attendees

Richard Johnson	St. Louis Park
Len Kremer	BCWMC engineer (Barr Eng.)
Tom Mathisen	Crystal City Engineer
Ginny Black	Plymouth City Council
Lisa Goddard	Mpls – BCWMC Alternate
Paul Coone	City of New Hope
Al Lundstrom	City of Golden Valley
Ron Quanbeck	City of Plymouth
Linda Loomis	City of Golden Valley
Patrick Connoy	Hennepin County
Dan Cornejo	planning consultant

#### Summary of Comments

1. The ponding area south of Olson Highway will be out for bids this fall. You should connect it to Bassett Creek.
2. This (daylighting report) is a half-baked and hair-brained idea. Why do this at all, given our HC budget situation? We can't even afford to fund all the maintenance we need now, with our current creek development. Look at costs and public benefits.
3. Bassett Creek (and other creeks) were put into pipe for good reason. For example, we just put Ryan Creek along 36<sup>th</sup> Avenue into a pipe, because of flooding issues.
4. We need to improve already open sections, and put more maintenance dollars there, not into opening up new sections. You need to look at water quality too.
5. Who pays for eventual maintenance of daylighted creeks? The cities? The WMO's are already overtaxed. There are real financial and fiscal concerns here. We should open creeks up in areas where the costs are covered by concurrent redevelopment. If this is not the case, then don't do it.
6. Talk to the City of Minneapolis Public Works staff re ownership and easement issues.
7. Hennepin County should partner with WMO member cities to select areas to daylight.
8. The open creek area between Cedar Lake Road up to 2<sup>nd</sup> Avenue needs significant improvement, esp. to water quality upstream.
9. This (daylighting) is a generally a good idea, and Bassett Creek could assume the status and role of Minnehaha Creek and the parkways that straddle it.
10. Consider improvements to Bassett Creek as it passes in a culvert under Winnetka near the Golden Valley / Hennepin County Library (Cornejo to follow-up with GV City staff).

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

### **North Loop Neighborhood Association**

#### **Re Bassett Creek**

#### **Heritage Landing meeting room**

**September 21, 2005**

Dan Cornejo and Patrick Connoy presented the Daylighting Creeks report to about 15 members of the North Loop Neighborhood Association Planning and Zoning Committee, chaired by David Frank. Comments and questions that followed are summarized below:

1. There was general support for the notion of daylighting portions of the three creeks, especially that portion of Bassett Creek that ran through the warehouse district.
2. This group wants green space for their growing neighborhood. Having a blue-green corridor would begin to address this issue.
3. Some concerns were raised about the costs, when considering that the water levels are low and the water quality was perceived to be low. Some discussion took place around that fact that the water in the old pipe was storm water, not really Bassett Creek water.
4. There was support for the idea of a constant level canal, similar to what was done in Kansas City (Brush Creek in the Country Club Plaza). Denver's Cherry Creek was also referred to as an example of the type of urban amenity (harder edged creekside recreation experience) that would be appropriate in the North Loop.
5. They discussed the notion that a canal could function as a storm water retention area to serve the needs of new infill development, to address water quality issues with the run-off from the new buildings.

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

### **City of Minneapolis CPED and Public Works**

#### **Minneapolis City Hall CPED offices**

**November 1, 2005**

#### Attendees

Tom Leighton	Principal Planner, CPED
Lois Eberhart	Interagency Coordinator, Public Works
Darrell Washington	Senior Project Manager, CPED
Rhonda Rae PE	Director of Eng. Services, Public Works
Jane Onorati PE	Principal Prof. Engineer, Water Resources, Public Works
Patrick Connoy	Hennepin County
Dan Cornejo	planning consultant

#### Summary of Comments

1. We discussed the role and impact of the recently-acquired \$175,000 LCMR grant with its focus on the Bassett Creek Valley. The goal for the grant is to actually implement projects that would eventually total nearly \$1.75 million. There is a two-year timeline (to 2007) for getting a project south of Glenwood in the Cedar Lake Road area. Get earlier Boonestro study re the old pipe's condition; see if portions of it could be used again.
2. The circled area near the OIC/Olson Highway area could be an area for daylighting, but well into the future, after decisions re long-term location for those facilities and services.
3. The Trust for Public Land (TPL) helped get \$10 million for Van White Blvd. The long-term vision (of the Park Bd.) is to open it up near Van White Blvd. but there are long-term maintenance issues. (Whose responsibility? The Parks Bd. or Public Works?).
4. The area south of 2<sup>nd</sup> Avenue North, where the Creek is already open but much hidden, up against the fences for the school bus parking lot and the City Impound Lot. Site control is a factor. This could be a linear park, but maintenance would be an issue. The Public Works staff stated that TKDA needed to be brought into the discussion. Patrick Connoy stated that we needed to look at staging, acquisition, and the issue of long-term ownership and maintenance of the "park area" south of 2<sup>nd</sup> Avenue North and adjacent to the new Van White Blvd. We need to involve the Park Board. Darrell Washington stated that we, the County and the City, need a cooperative arrangement or shared authority to achieve what we all seem to be agreeing is the desired project.
5. In response to questions regarding the new tunnel, the Public Works staff indicated that the new tunnel was built by the Army Corps of Engineers and is now operated and maintained by the City of Minneapolis.
6. City staff indicated that they (both CPED and Public Works) would collaborate on a memo to be sent to Patrick Connoy that would indicate City support for a daylighting project in the area south of 2<sup>nd</sup> Avenue adjacent to Van White Blvd., with possible references to the North Loop area as secondary priority and the SEMI area as secondary as well, due to pending work that STS is doing regarding pollution at that site.

Dan Cornejo

## Notes from Daylighting Creeks Meeting

### City of Brooklyn Park staff

#### Re Shingle Creek

#### Brooklyn Park City Hall

November 3, 2005

#### Attendees

Bob Schreier	Director of Community Development
Cindy Sherman	Planning Director
Gary Brown	Director of Engineering
Kevin Larson	Asst City Engineer
Patrick Connoy	Hennepin County
Dan Cornejo	planning consultant

#### Summary of Comments

1. We discussed the three Shingle Creek daylighting opportunities in the Daylighting report: (1) near Highway 81, (2) east of Candlewood Drive, and (3) Village Creek development.
2. **Re the Highway 81 area:** They talked about both the SW and NW corners of Highway 81 and Brooklyn Boulevard. Each of these areas is contemplated for a future park-and-ride lot. However, the SW quadrant has Anchor Block, and Gary Brown was not very supportive of this operation being relocated. This option seemed at least 5-10 years out, according to the City staff present. The NW quadrant (the Joyner's site) was for sale, but staff thought that this site should also be "on the back burner."
3. **Re the Candlewood site:** The area in question is from the public park at Candlewood westward to the small bridge, where a creek restoration project is already underway. There was much discussion about this portion of the creek having publicly-owned lands straddling it. However, areas on each side of the creek have private back yard landscaping that goes all the way to the creek. There could be public access/private property issues to developing a trail in that corridor.
4. **Re Village Creek nr Zane:** Staff pointed out that they need \$7.0 million to complete the park and another \$1.7 to carry out creek enhancements. Shingle Creek at this location (running from the northwest part of the site to the southeast, at an angle) is channellized, in a deep ditch. They could use \$700,000 now to begin the work, while creek flow is low, and then complete the work in the spring. They acknowledged that they had a grant to clean up the pollution from a former gas station on the site. Patrick Connoy observed that more work could be done downstream, in Brooklyn Center, crossing jurisdictional lines, linking up trails. He noted that we should all be looking at this possibility.
5. Staff felt that there was an **additional opportunity**, in the area west of West Broadway, involving wetland reclamation and a possible trail.
6. **Conclusions:** Brooklyn Park staff stated they would send Patrick Connoy a letter outlining their interest in seeking help with creek enhancements as part of the Village Creek development, help with the Candlewood trail option, and possibly help elsewhere.

Dan Cornejo



## **Notes from Daylighting Creeks Meeting**

### **Representatives of Brookdale Mall**

#### **Re Shingle Creek**

#### **Brookdale Mall Mgt office**

**November 15, 2005**

#### Attendees

Daniel I. Cetina	President, Brooks Mall Properties LLC
Rick Petersburg	General Manager of Brookdale Center
Patrick Connoy	Hennepin County
Dan Cornejo	planning consultant

#### Summary of Comments

1. We discussed the opportunity to daylight that portion of Shingle Creek that is contained in a tunnel under the Brookdale Mall parking lot just east of the Marshall Field's store, between Highway 10 and Highway 100.
2. Dan Cetina described a chess-like process whereby he wanted to relocate the Kohl's store to the area just west of the tunnel, relocate Marshall Field's to a more central place within the Mall, and then provide a location for a new Best Buy, also near the tunnel. What this all boiled down to was that he was trying to make Brookdale more compact, less spread out. He concluded this description of desired store relocations by saying that he was NOT interested in opening up the creek to daylight. He did not view the creek as a possible amenity for his totally commercial operation. He said daylighting Shingle Creek at this location did not make sense.
3. In response to questions from Patrick Connoy and Dan Cornejo (and references to Southdale residential infill in Edina and to the Northgate Mall/Thornton Creek in Seattle), Dan Cetina indicated that he did not anticipate developing any residential uses on his property. However, he did say that the triangle-shaped area at the easternmost portion of the Brookdale Mall property could provide a possible residential site in the distant future, to complement the residential development that the City of Brooklyn Center was planning for the area northeast of the Mall property.
4. Dan Cetina and Rick Petersburg suggested that we should check back with them in about six months when they would have had an opportunity to continue, and possibly conclude, their negotiations to relocate Kohl's and Marshall Field's, and their discussions with Best Buy.
5. Patrick Connoy and Dan Cornejo concluded that we should confirm exactly who owns the tunnel now, and who is responsible for its maintenance. Cornejo will do this.
6. Connoy and Cornejo also agreed that we should explore upgrading Shingle Creek from Highway 10 back up to the Hennepin County Library / City Hall area. Cornejo will determine ownership of the lands adjacent to the creek along this corridor.

Dan Cornejo

## **Notes from Daylighting Creeks Meeting**

### **Shingle Creek Watershed Management Commission**

#### **Lancer's at Edinburgh, Brooklyn Park**

**December 8, 2005**

#### Attendees

Tom Mathisen	City of Crystal	Richard Gannon	NW Ventures
Guy Johnson	City of New Hope	Ron Quanbeck	City of Plymouth
Joe Carlson	City of Minneapolis	John Berrigan	City of Plymouth
Neal Bauer	City of Minneapolis	Joe Bischoff	Wenck Engineering
Roy Peterson	City of Osseo	Dan Costello	City of Champlin
Rick Lestina	City of Maple Grove	Wayne Sicora	City of Robbinsdale
Craig Cooper	City of Minneapolis	Ned Carroll	City of Plymouth
Diane Spector	Wenck Engineering	Peter Abbey	City of Osseo
Ed Matthiesen	Wenck Engineering	Kathleen Carmody	City of Brooklyn Center
Charles LeFevere	Kennedy and Graven	Todd Blomstrom	City of Brooklyn Center
Mark Hanson	City of New Hope	Kevin Anderson	City of Brooklyn Park
Grady Boeck	City of Brooklyn Center	Patrick Connoy	Hennepin County
Karen Jaeger	City of Maple Grove	Dan Cornejo	Cornejo Consulting
Gerry Butcher	City of Maple Grove		

#### Summary of Comments

1. Dan Cornejo presented the “Daylighting Creeks” study and the background that led up to its initiation. With the assistance of Patrick Connoy, he highlighted the daylighting opportunities identified for Shingle Creek, noting where previous stakeholder meetings have either supported the daylighting potential and have noted constraints.
2. A question was raised regarding the statement on pg. 22 of the report regarding the benefits of sewer separation. The comment was made that sewer separation was completed for the whole county years ago, so this statement is not needed here.
3. Another question dealt with the wisdom of proceeding with any of the opportunity sites at this time, given the tight budgets of the member cities and the maintenance required of existing Shingle Creek configuration and conditions. Also, there was some anxiety that these potential new Hennepin County initiatives might be forced on cities. Staff and the consultant responded that if the County proceeds with any of the possible daylighting opportunities identified in the initial April report, it would occur only with the consent and cooperation of the affected city.
4. Related questions arose regarding who will pay for any creek daylighting that might proceed, and whether the County had already allocated capital funds for this purpose. Staff and the consultant responded that the only funds allocated so far were the \$300,000 to carry out these preliminary investigations. If the County chose to allocate capital funds, this would likely take place in 2006, for investment in 2007. If there are opportunities for the County funds to be “matched” by the affected city or other parties such as the Met Council, those options would be pursued.
5. How much has been decided? Is this a done deal? Staff and the consultant responded that this second report would summarize the community consultation and information on site ownership, etc. and would go to the HC Board sometime early in 2006. The HC Board would then give directions on the financial and technical feasibility analysis phase.

## **Notes from Daylighting Creeks Meeting**

### **Golden Valley City staff**

#### **Re Bassett Creek**

#### **Golden Valley City Hall**

**December 14, 2005**

#### Attendees

Jeanne Andre	Ass't City Manager / HRA Director
Mark Grimes	Director of Planning and Development
Jeannine Clancy	Director of Public Works
Patrick Connoy	Hennepin County
Dan Cornejo	planning consultant

#### Summary of Comments

1. After a short presentation, discussion began with the potential to “daylight” that portion of Bassett Creek that runs under Winnetka Avenue, near the Valley Square transit-oriented-development project west of Winnetka and the Library that is just east of Winnetka. City Officials have been talking for some time about opening up this area, especially due to the danger associated with pedestrians trying to cross Winnetka. The City would like to have a wide pedestrian/bicycle path under Winnetka Avenue, alongside Bassett Creek. The City of GV and the Three Rivers Park District have desired bicycle route connections/crossing at this location. In the recently-completed “Shared Vision for Golden Valley’s Future” there are numerous references to creatively connecting people and places. However, there are several existing conditions or constraints, mainly utilities that run parallel to Winnetka, with a gas main running down the center of Winnetka. The City advised that even though this project was very desired by them, they had no funds to carry this out, or to provide any matching funds either.
2. They suggested that we contact Gerry Mortenson at HC Public Works and Glen Van Wormer at Short Elliott Hendrickson, Inc., both of whom had worked on examining pedestrian crossing alternatives at this location, to discuss these constraints.
3. Another opportunity was mentioned where Bassett Creek crosses under Douglas Drive. There are no sidewalks on either side of this street. However, many people who live nearby, primarily in the older apartments just to the north of this location, experience great danger in trying to walk along and/or cross this street to catch the bus. This area was mentioned as a possible candidate for investment of TOD grant funds along with possible Bassett Creek enhancement funds.
4. The City also mentioned that they needed to rebuild/replace the two culverts carrying Bassett Creek under Legend Drive (north of Golden Valley Road, east of Highway 100). These pipes are cracked. They asked that we consider as a “daylighting” opportunity.
5. After the meeting, Patrick Connoy and Dan Cornejo visited the Douglas Drive site and the Legend Drive site. Douglas Drive site would need more investigation, esp. in terms of right-of-way dimension issues. It appeared that the time for improvements in this area would be when or if the older apartments were redeveloped. Re the Legend Drive site, it appeared that most benefits would accrue to a few single-family home owners, not a broader public.

## **Appendix III**

### **List of Contacts**

#### **All Three Creeks**

##### **Hennepin County Dept. of Housing, Community Works, and Transit**

Patrick Connoy, Economic Development Project Coordinator – 612-348-2215

Larry Blackstad, Community Works Division Manager – 612-348-5859

Andrew Gillett, Senior Planning Analyst – 612-348-4949

##### **Hennepin County Dept. of Environmental Services**

Joel Settles, Supervisor, Natural Resources Unit – 612-348-6157

Ali Durgunoglu PE – 612-596-1171

#### **Bassett Creek**

##### **Bassett Creek Valley (BCV) Redevelopment Oversight Cte (ROC)**

Vida Ditter

612-374-1481

##### **Bassett Creek Water Management Commission**

Len Kremer PE (Barr Engineering)

952-832-2781

##### **Friends of Bassett Creek**

David Stack

763-745-7660

##### **Shafer Richardson**

Kit Richardson

612-359-5841

##### **North Loop Neighborhood Association**

David Frank, Planning and Zoning Committee

612-359-5844

##### **Minneapolis Public Works**

Rhonda Rae PE, Dir. of Engineering – 612-673-3627

Jane Onorati PE, Principal Prof. Engineer – 612-673-2455

Lois Eberhart, Public Wks Interagency Coord. – 612-673-3260

##### **Minneapolis Community Planning and Economic Development (CPED)**

Tom Leighton, Principal Planner – 612-673-3853

Darrel Washington, Sr. Project Manager – 612-673-5174

##### **Golden Valley**

Jeanne Andre, Ass't City Manager – 763-593-8014

Jeannine Clancy, Director of Public Works – 763-593-8035

Mark Grimes, Director of Planning and Development – 763-593-8097

## **Shingle Creek**

### **Brooklyn Park**

Robert Schreier, Director of Community Development – 763-493-8060

Cindy Sherman, Planning Director – 763-493-8051

Gary Brown PE, Director of Engineering – 763-493-8101

Kevin Larson, Ass't City Engineer – 763-493-8100

### **Brookdale Mall**

Rick Petersburg, Gen'l Mgr of Brookdale Mall – 763-566-3373

Daniel I. Cetina, President of Brooks Mall Properties LLC – 305-777-0285

Jack Williams, Vice-Pres. Of Brooks Mall Properties LLC – 305-777-0285

### **Brooklyn Center**

Brad Hoffman, Community Development Director – 763-569-3300

Tom Bublitz, Community Development Specialist – 763-569-3433

### **Shingle Creek Watershed Management Commission**

Diane Spector, Water Resources Planner (Wenck Eng.) – 763-479-4280

## **Bridal Veil Creek**

### **South East Economic Development Committee (SEED)**

Jim Forsyth, Mpls CPED Project Coordinator – 612-673-5179

## **Appendix IV**

### **Information on Property Ownership**

The following four pages contain property ownership information for all the properties involved in the four recommended HIGH PRIORITY locations:

1. Bassett Creek: Cedar Lake Road to 2<sup>nd</sup> Avenue N, near Van White Memorial Boulevard, Minneapolis.
2. Bassett Creek: North Loop, 4<sup>th</sup> Street N to Washington Ave N, Minneapolis.
3. Shingle Creek: Village Creek mixed-use development, Zane Avenue N to Regent Avenue N.; and between Tessman Drive N and Shingle Creek Drive N, Brooklyn Park.
4. Bridal Veil Creek: SEMI area, 27<sup>th</sup> Avenue SE, from University Avenue SE north to 4<sup>th</sup> Avenue SE, Minneapolis.

## Daylighting Creeks in Hennepin County - Property Ownership

### Bassett Creek: Cedar Lake Road to 2nd Ave North, Minneapolis

Address	City	Property ID	Owner	Taxpayer
10 Cedar Lake Rd N	Mpls	28-029-24-21-0024	City of Mpls Park Board	City of Mpls Park Board 2117 West River Rd Minneapolis 55411
155 Irving Ave N	Mpls	28-029-24-21-0005	Richard O. Hanousek	Richard O. Hanousek 155 Irving Ave N Minneapolis 55405
4 Humboldt Ave N	Mpls	28-029-24-21-0020	Pioneer Industries	Pioneer Industries Inc. 155 Irving Ave N Minneapolis 55405
156 Irving Ave N	Mpls	28-029-24-21-0006	Pioneer Industries	Pioneer Industries Inc. 155 Irving Ave N Minneapolis 55405
180 Humboldt Ave N	Mpls	21-029-24-43-0079	Chemical Marketing Co of AME	Chemical Marketing Co 9945 Flanders Ct NE Blaine 55449
113 Girard Ave N	Mpls	21-029-24-43-0036	City of Minneapolis	City of Mpls PW ROW 309 2nd Ave S #203 Minneapolis 55401
168 Humboldt Ave N	Mpls	28-029-24-12-0005	Hennepin Forfeited Land	City of Mpls PW ROW 309 2nd Ave S #201 Minneapolis 55401
100 Irving Ave N	Mpls	28-029-24-21-0001	City of Minneapolis	City of Mpls PW ROW 309 2nd Ave S #201 Minneapolis 55401
50 Dupont Ave N	Mpls	28-029-24-12-0024	City of Minneapolis	City of Mpls PW ROW 309 2nd Ave S #201 Minneapolis 55401
1021 2nd Ave N	Mpls	21-029-24-43-0104	State of MN/Higher Ed Board	Mpls Com Tech College 1501 Hennepin Ave Minneapolis 55403
1001 2nd Ave N	Mpls	21-029-24-43-0108	Special School Dist No 1	Mpls Bd of Ed Dist 1 Facilities Dept 807 Broadway St NE Minneapolis 55413
1129 2nd Ave N	Mpls	21-029-24-43-0096	City of Minneapolis	City of Mpls Pub Wks 309 2nd Ave S #200 Minneapolis 55401

## Daylighting Creeks in Hennepin County - Property Ownership

### Bassett Creek: North Loop area, 4th St N to Washington Ave N, Mpls

Address	City	Property ID	Owner	Taxpayer
900 4th St N	Mpls	22-029-24-21-0070	Salvation Army	The Salvation Army ARCC 900 4th St N Minneapolis 55401
730 4th St N	Mpls	22-029-24-24-0119	Creamette Building LLC	Creamette Building LLC Attn Bradley J Schafer 615 1st Ave NE #500 Minneapolis 55413
747 3rd St N	Mpls	22-029-24-24-0113	BC Properties LLC	BC Properties LLC c/o GSR Real Estate Minneapolis 55413
748 3rd St N	Mpls	22-029-24-21-0086	Swervo Development Corp	Swervo Development Corp 510 1st Ave N #500 Minneapolis 55403
728 3rd St N	Mpls	22-029-24-24-0095	CJ Duffy Paper Co et al	425 North Washington Inc 528 Washington Ave N Minneapolis 55401
250 1/2 7th Ave N	Mpls	22-029-24-24-0111	701 Investments LLC	701 Investments LLC 10 5th St. S Ste 540 Minneapolis 55402
425 8th Ave N	Mpls	22-029-24-21-0091	Rehoboth LLC	Rehoboth LLC 800 Washington Ave N #105 Minneapolis 55401
729 Washington Ave N	Mpls	22-029-24-21-0083	St Anthony Real Estate Co	Carver Fisk Corp 529 7th St S #200 Minneapolis 55415
753 Washington Ave N	Mpls	22-029-24-21-0068	George T Holden	George T Holden 607 Washington Ave N Minneapolis 55401



## Daylighting Creeks in Hennepin County - Property Ownership

### Shingle Creek: Village Creek dev't, Zane Ave N to Regent Ave N, Bkln Park

Address	City	Property ID	Owner	Taxpayer
Parcel 1: SE cnr Zane/Bkln Blvd	Bkln Park			
Parcel 2: SW crn Bkln Blvd/Unity	Bkln Park			
7500 Zane Ave N	Bkln Park	28-119-21-24-0013	Old Brooklyn Park LLC	Old Brooklyn Park LLC 750 2nd Street N Hopkins 55343
5800 74th Ave N	Bkln Park	28-119-21-24-0012	Osborne Properties	Osborne Properties 4210 Old Shakopee Rd W Bloomington 55437
7420 Unity Ave N	Bkln Park	28-119-21-24-0007	Village North Properties	Village North Properties Attn Paul Husby 7420 Unity Ave N Bkln Park 55443
5805 74th Ave N	Bkln Park	28-119-21-24-0016	Old Brooklyn Park LLC	Old Brooklyn Park LLC 750 2nd Street N Hopkins 55343
7479 Brooklyn Blvd	Bkln Park	28-119-21-13-0021	Bkln Pk Hsg Asc Ltd Pt	Bkln Pk Hsg Asscs II c/o Dominion Inc 2355 Polaris La N #100 Plymouth 55447
48 Address Unassigned	Bkln Park	28-119-21-13-0022	Old Brooklyn Park LLC	Old Brooklyn Park LLC 750 2nd Street N Hopkins 55343
48 Address Unassigned	Bkln Park	28-119-21-24-0018	Old Brooklyn Park LLC	Old Brooklyn Park LLC 750 2nd Street N Hopkins 55343

## Daylighting Creeks in Hennepin County - Property Ownership

### Bridal Veil Creek: SEMI area, 27th Ave SE, from Univ. Ave SE to 4th Ave SE, Mpls

Address	City	Property ID	Owner	Taxpayer
2635 4th St SE	Mpls	30-029-23-13-0054	Daniel/Ruth M Parten	Renaissance Prop Ltd 1015 Tonkawa Rd Long Lake 55356
2701 Univ Ave SE	Mpls	30-029-23-13-0048	27th & University LLP	27th & University LLP c/o Stern Mgt Serv Inc 3030 Harbor lane #229 Plymouth 55447
315 - 27th Ave SE	Mpls	30-029-23-24-0058	Bruce Printing Inc	Bruce Printing Inc 315 - 27th Ave SE Mpls 55414