

Meeting Minutes – Peavey Plaza Consultation – July 18, 2017 – 9:30 a.m. – 11:00 a.m.

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Jennifer Swanson, Minneapolis Public Works
Peter Brown, City of Mpls
Laura Kamin-Lyndgaard, Coen+Partners
Robin Ganser, Coen+Partners
Shane Coen, Coen+Partners
Tamara Ludt, Preservation Design Works
Michael Bjornberg, Preservation Design Works
Meghan Elliot, Preservation Design Works
Sarah Beimers, SHPO
Aaron Hanauer, City of Mpls
Laura Faucher, Historic Preservation
Commission

Erin Hanafin Berg, Preservation Alliance of MN
Nick Ngo, Neighborhood & Community
Relations – ADA Coordinator
Margot Imdieke Cross, MSCOD
Mike Kennedy, Minneapolis Public Works
Phillip Ailiff, Pedestrian Advisory Committee
Dan Kupfer, MN Orchestra
Amanda Wigen, Green Minneapolis
Todd Grover, DOCMOMO US/MN
Katherine Haun Schuring, Preserve Minneapolis
Charlene Roise, Cultural Landscape Foundation

Introduction and Welcome from Lisa Cerney (Minneapolis Public Works)

This is a "consultation" meeting to discuss SHPO feedback on the 30% submission for the revitalization of Peavey Plaza.

Since this is an historic preservation focused conversation, we want to work toward consensus on a few big issues, the proposed design is the outcome of much consideration and study:

1. Activation of Peavey Plaza: what does it mean to activate the plaza? What are the exiting requirements? What are the accessibility requirements?
2. Basin Depth: including studies and discussion of historic preservation options
3. Egress and Accessibility: ramps and stairs, including studies and discussions of impacts
4. Water: fountains, removing proposed "active" water elements from the design
5. 12th Street (time permitting)

Although the project is technically a "rehabilitation," we have referred to it as a "revitalization" because it is a public-private partnership to fund the work.

Everyone was sent copies of the July 5, 2017 comments that the City received from the State Historic Preservation Office. Based on questions raised in those comments and previous technical team and stakeholder meetings, we are meeting today to consult on a few significant issues in order to advance the design to the 60% submittal package.

This meeting is part of the City of Minneapolis's compliance with Minnesota State Statute 138.

The conversation will be historic preservation focused --we will engage some of the challenges that we have at Peavey Plaza through the lens of historic preservation.

Michael Bjornberg, from PVN, will facilitate the discussion

1. Activation

Michael Bjornberg (facilitator, PVN): Should the plaza be activated?

Natasha Wiener (SHPO): If the definition is people using the space again, then yes.

Margot Imdieke Cross (MSCOD): It depends. If over 25% of the population can't use it then no.

Katherine Haun (Preserve Minneapolis): What are the character defining features of Peavey Plaza?

Sarah Beimers (SHPO): Overall, character as a defining: modernist design ethic, concrete, geometry, different levels, features that you see (pools), fountains. Orchestra is a defining character.

Natasha Wiener (SHPO): Modernized design level to it and there is a continuum of the plaza pool, how it fits into downtown area.

Katherine Haun (Preserve Minneapolis): we want to keep in mind what those key things are in keeping true to Peavey Plaza.

Charlene Roise (Cultural Landscape Foundation): Viewsheds in and out.

2. Egress & Accessibility and Basin & Water Features

Michael Bjornberg (facilitator, PVN): Presentation – getting in and out

Robin Ganser (Coen+Partners): Current ramp back on OH property, not ADA 5%, single point of egress, for service and disabled creates potential conflict.

Tamara Ludt (PVN): Explain why 12th Street ramp can't be the only one.

Robin Ganser (Coen+Partners): Not on city property, based on capacity there are different entrances

Margot Imdieke Cross (MSCOD): Disability community has complained regarding the location of ramp on 12th and forced to enter from a different location and twice the distance compared to everyone else. Current ramp location works against disabled community.

Robin Ganser (Coen+Partners): In order to meet code requirements additional ramp access needed.

Michael Bjornberg (facilitator, PVN): Presentation –

Slides showing ramp improvements to 12th Street (OH) ramp and existing and design elements to keep in horizontal lines to cover diagonal lines.

Slides showing Plaza elevations for accessibility

Occupant load and egress needs based on current basin depth.

48' of stairs and ramps to display impact on basin based on code requirements for assembly

Tamara Ludt (PVN): We all agree we want activation and to allow people to gather in PP. If it's not considered a place of assembly would the codes be different? If left as park that does not have public events.

Robin Ganser (Coen+Partners): Yes, egress wouldn't be needed, if not activated. However, the yellow shades in power point are needed regardless of basin activation, blue area specific to basin and events.

Natasha Wiener (SHPO): These ramps only need to assemble in the pool itself.

Charlene Roise (Cultural Landscape Foundation - CLF): Lower ramp would cut across the runnel, is there a way to prevent that to maintain flow of runnel?

Michael Bjornberg (facilitator, PVN): Used ramp diagram from HSR, it's not a design, but more to show quantity/location. Ramp would be underwater when basin is full. Need for handrail? What does ramp do to edge detail?

Charlene Roise (CLF): Proposing two different layouts, but none are real layouts.

Michael Bjornberg (facilitator, PVN): Right, diagrams show impact of code requirements.

Natasha Wiener (SHPO): Amount of ramp is 48 linear feet and stair for current basin.

Erin Hanafin Berg (Preservation Alliance of MN - PAM): At what point in the design process did you start working on these layouts/diagram?

Michael Bjornberg (facilitator, PVN): This is recent to figure out code requirements for impacts to basin at current depth. Team has given a lot of thought to how you get in to Plaza, but this more recent analysis focused on how you get out.

Erin Hanafin Berg (PAM): So this is new design process.

Michael Bjornberg (facilitator, PVN): Two ramps were always part of the plan, more recent thought given to the 24" step out of basin for people getting in and out with stairs.

Tamara Ludt (PVN): We didn't save this one diagram, not intent to into new material, but have heard interest in saving depth of basin, so this shows what that would look like with egress.

Erin Hanafin Berg (PAM): If it's an active space.

Robin Ganser (Coen+Partners): Looked at the two ramps into basin early on and thought it was too significant and decided to look into other options. After SHPO comments, the team went back to what would it look like if basin kept depth same, and went further down path to understand impacts.

Tamara Ludt (PVN): talk about keeping the basin depth. What do people think about it? The interventions associated with keeping it the same.

Charlene Roise (CLF): Thought we were here to discuss SHPO 30% letter and we're discussion design first.

Michael Bjornberg (facilitator, PVN): Working way through activation and egress and ramps.

Sarah Beimers (SHPO): Didn't ask in letter, but activating the space is important. Activating this part of space is a critical issue. What's been presented doesn't represent what the policy will be? How often will space be activated? How often drained? Planned events? Certain number per year? How would that work. Management of activating basin, totally open or managed? All or nothing? Can activation be somewhere in between?

Natasha Wiener (SHPO): There will be a certain level of change in order to activate. There is a difference between level of activation and providing a place for everyone to use. How much activity does the city

want? What does that level of change mean? What is too much? Or is it overriding goal and have to accept adverse affect. Difference between level of activation and having to provide accessibility to everyone. To use it in same way everyone else can use it. How far do we want to go?

Sarah Beimers (SHPO): It's a permanent fix this way or raising the basin up for an unknown level of programming.

Erin Hanafin Berg (PAM): Concerned about a permanent solution for a temporary condition. Occasional needs and are there ways to accommodate that that don't have permanent impacts. Continue to discuss if really a point of discussion.

Robin Ganser (Coen+Partners): Plaza drained once a week cause of concerts, looking at this from the orchestra perspective, and Green Mpls, and public works. We've heard that there's a desire and a demand from community and public sector to activate space the same way it used to be. At least 1x week summer and winter. 11 month goal. Has driven decisions on design. Goal is to make sure the water is completely reused and not flushing 100,000 gallons of water when drained.

Michael Bjornberg (facilitator, PVN): Charlene, question about alternatives for basin. SHPO had not seen those options, this is opportunity to walk through those. And address moving people in and out of space. Very accessible to public under current policy.

Lisa Cerney (Minneapolis Public Works): Activation of the space is very important for a number of reasons including safety.

Dan Kupfer (MN Orchestra): Orchestra Hall did use Plaza for events in summer and winter. There were also a lot of promotions and rentals, not just OH. Was very active and functional for multi use.

DK: Peavey Plaza got used for multiple reasons

Mike Kennedy (Minneapolis Public Works): Lots of events and activities. Plaza permit includes addressing other elements as well: security, food, sound, etc. If you want the pool drained they'd charge \$200.

Sarah Beimers (SHPO): Helpful to hear how active Plaza was. Bring back to 1x a week of more activation. Important to bring back the process. Need to figure out best option, both will be intrusive. How to get them to meet the Rehabilitation standards and make accessible. Do you have major effort with low basin or raise up as proposed in 30%. Is there an in between?

Natasha Wiener (SHPO): Need to consider the weight of the two impacts.

Sarah Beimers (SHPO): Which one is most appropriate compromise. Both will be adverse impacts. Look at it cumulatively. Can have adverse impacts when you preserve the overall historic property.

Michael Bjornberg (facilitator, PVN): Intermediate option will be discussed, but will have impact of stair requirements. Footprint impact is similar.

Margot Imdieke Cross (MSCOD): With leaving the basin low, we are thinking about bridges. Compromised with four common areas for access and not willing to compromise anymore. If you eliminate raising basin, looking at bridges. There will have to be a compromise. There has to be access esp when funded with state money.

Robin Ganser (Coen+Partners): Pointed out the different terraces that are accessible in 30% design. Upper terrace, Nicollet Mall terraces, surround and basin.

Margot Imdieke Cross (MSCOD): The basin represents a huge area to make accessible.

Natasha Wiener (SHPO): Question about 5% ramp accessibility.

Margot Imdieke Cross (MSCOD): Ramp grade options depend on climate.

Natasha Wiener (SHPO): Unclear on what things are being moved/demolished/smooched? Some levels are getting smooched and it wasn't clear in the drawings.

Michael Bjornberg (facilitator, PVN): Most of Plaza is currently not accessible. Only ramp is on OH property.

Tamara Ludt (PVN): Covering the studies today, how did 30 percent come to be?

Michael Bjornberg (facilitator, PVN): Edge conditions. Current, original water level. Option in 30%, new water level. In between: water up, but still 15" step. Don't end of saving edge detail and would have to add ramp and stairs.

Robin Ganser (Coen+Partners): This was studied very early in process since it is key element of plaza, four scenarios were examined. Weighing impacts of each. Ramps, stairs, etc.

Natasha Wiener (SHPO): Conservation issues. Historically used as Plaza and continue to use as a plaza and it is accessible. Where does accessibility plan land.

Tamara Ludt (PVN): Have to address accessibility, how do we resolve it.

Natasha Wiener (SHPO): Flattening of spaces, needs clarity about where this is happening. How to get around space. Can some smaller levels be left.

Sarah Beimers (SHPO): Would like to hear from others the idea of pursuing other options for basin.

Charlene Roise (CLF): Could the stairs and ramps be temporary?

Sarah Beimers (SHPO): That's what HSR said, but based on frequency of use, it would be good for city to respond.

Lisa Cerney (Minneapolis Public Works): From a cost and storage perspective, it becomes cumbersome. Would not be the city's priority. City struggles to find space for operational needs and storage. It's challenging.

Sarah Beimers (SHPO): To move past that, the city can have a policy around storage to address this issue.

Natasha Wiener (SHPO): Feasibility question for the city, accessibility issue. If the surface is raised, people are using the surface.

Robin Ganser (Coen+Partners): edge condition 3, shallow ¼" invites people to walk around, implies permanent access into basin

Todd Grover (DOCMOMO US/MN): getting back to permanent access, different types of activation. 1900 people or daytime use for 20 people. Do you make perm impacts for most extreme or permanent impacts

for day to day. Example if someone gets permit to drain pool, then pay more to bring in egress stairs. What is the permanent impact to provide access on day to day basis. Is that the same of different.

Robin Ganser (Coen+Partners): Are you asking if most people can go down into Peavey anytime, but people with disability should not have access.

Todd Grover (DOCMOMO US/MN): No, that's a different program or use of space than when an event is happening. When space is used to max level access. On day to day basis vs big events, what does that access look like.

Laura Kamin-Lyndgaard (Coen+Partners): Are you saying we could work with code official to understand how many people could be allowed on day to day basis to reduce width of stairs and increase temporary stairs depending on capacity for big events.

Todd Grover (DOCMOMO US/MN): Yes, that's what I mean. Is there an analysis for increasing permit cost to bring in additional access installations for more people.

Michael Bjornberg (facilitator, PVN): There's a trigger. Water has to be drained in current condition to go into basin, with ¼" of water, you don't have to drain the water to allow access. Ramps would not be easy to store, they would be very long.

Todd Grover (DOCMOMO US/MN): part of dialog to look at. What is impact to keep basin the way it is and drain it. What is that? Edge condition 3. What are options.

Erin Hanafin Berg (PAM): There is one perm ramp and a second ramp added when capacity expands. Perm stair and then additional for more. If you can get risers down there, can add stairs and ramps just as easily. What is minimal activation and access level provided vs event level access and how can that be managed through temporary installs.

Robin Ganser (Coen+Partners): Trying to get at quantity, but impact of min ramping/stairs from aesthetic and cleanliness of coping detail is significant. The impact was the reason why design went with raising. Line is character def feature, tracks overall geometry. When elements are added within that, it can be damaging.

Sarah Beimers (SHPO): completely raising it and making it flush and eliminating the edge is better?

Robin Ganser (Coen+Partners): raising it and making flush preserves the original geometry.

Laura Faucher (HPC): Is there a reason why the ramp can't be on the outside of the pool? Bump out or edge of pool. To lessen impact of ramp.

Natasha Wiener (SHPO): Adding a little wall along ramp. Was in Baltimore and saw a design where the railing disappeared in the water was fascinating and can't see as much contrast.

Laura Faucher (HPC): Is this ramp at the pool deck or raised, wouldn't be as long if basin is raised.

Charlene Roise (CLF): Experiment on what sides the ramp and railings can go to see visual impact.

Michael Bjornberg (facilitator, PVN): Design process was ramp suggestions from HSR, testing all those locations to weigh impacts.

Shane Coen (Coen+Partners): Important to note that if ramp on the Nicollet side, then logical to have ramp on that side of the basin and then need a bridge to get to the other area. Wall conditions are taken from Friedberg's studies. Only ramp in plaza was hidden with horizontal wall line.

Natasha Wiener (SHPO): That's appropriate for the land conditions, but pool conditions may be different. May help hide ramp or not.

Charlene Roise (CLF): Friedberg's design evolved with the times, taking from his later periods is not appropriate for this project

Shane Coen (Coen+Partners): Key to note model is ramp that is part of original design in plaza.

Amanda Wigen (Green Minneapolis): Taking out ramps and stairs would be more costly for those hosting events – outside parties and the city. What's the effect of the basin having too much depth and that permanent ramp as an operator would cause signs indicating that it's too dangerous to enter.

Natasha Wiener (SHPO): would there be stancions in areas that are not permanent or temporary.

Michael Bjornberg (facilitator, PVN): discussed the steepness of the ramp/capacity, ramp inviting to kids as slide.

Natasha Wiener (SHPO): Just add railings for large events?

Michael Bjornberg (facilitator, PVN): Would require storage location on site or off site.

Natasha Wiener (SHPO): distinction for event vs daily use.

Lisa Cerney (Minneapolis Public Works): It's a public space, conservative approach to safety.

Margot Imdieke Cross (MSCOD): Ramping slope is key. 5% or under.

Laura Faucher (HPC): Ramps along 12th st with 5.5% slope need railings?

Robin Ganser (Coen+Partners): Yes.

Michael Bjornberg (facilitator, PVN): HSR showed ramp along OH wall. Studies showed it needed to be wider to allow two-way traffic. Impact of implementing described. Studies done on all HSR ramp options and overall impacts.

Robin Ganser (Coen+Partners): Smooshing question. Sequence for Nicollet Mall Terrace ramps looks like. Ramping provides access to multiple levels. Impact bottom. Ramping bridge to get down and across. Can run fountain when basin is drained with 30 design. Water falls into edge, tucking under. Existing edge, 9" coping.

Natasha Wiener (SHPO): If the basin is lower, how can you get over it. Ramp to large lily pad? If basin is deeper, bridge would be lower?

Robin Ganser (Coen+Partners): critical to provide accessible connectivity.

Shane Coen (Coen+Partners): If you allow access in the basin option, need to provide options for access elsewhere, not just right back out. Need to move freely.

Michael Bjornberg (facilitator, PVN): Note bridge, basin up at level, turf option becomes available if not serving as pathway.

Shane Coen (Coen+Partners): We have depth on both sides of the fountains to allow water sound.

Margot Imdieke Cross (MSCOD): Most accessible option that limit interventions with ramp on Nicollet Mall and raised basin.

Sarah Beimers (SHPO): Also said in letter that ramp along Nic Mall is the right direction.

Laura Faucher (HPC): What is edge condition from 30%? How do you get people from one area to the next?

Robin Ganser (Coen+Partners): Edge condition 4 is smooshed, so that helps to get people around. Not everywhere, 12th side is preserved, no smooshing on that side.

Tamara Ludt (PVN): Charlene, do you want the sides narrowed?

Charlene Roise (CLF): Yes, just a thought. Not sure if it will help or hurt.

Katherine Haun (Preserve Minneapolis): **As proposed, with the depth of the water ¼", narrow the bridge between the lily pad.**

Charlene Roise (CLF): In terms of water depth, there were some changes in the fountains? And removing mushrooms.

Robin Ganser (Coen+Partners): Yes, in 30%, basin of main fountain is raised/inserted pedestal/pavers leaving about 6" of water depth, removable situation to eliminate need for handrail. 48" and 36" of water and removing a few lily pads to reduce appearance of invitation to get into fountains.

Tamara Ludt (PVN): Another group has room reserved. Should we have another meeting?

Sarah Beimers (SHPO): From our perspective this meeting was really helpful. City has a timeline. It would be great to bring the group together again.

Laura Faucher (HPC): We haven't come to any conclusions on the edge condition and what's acceptable with the basin.

Natasha Wiener (SHPO): Different options re length of ramps, impact, levels.

Lisa Cerney (Minneapolis Public Works): We will send out a doodle poll for next week because this needs to stay track. Critical timeline, but value conversation and input.

Robin Ganser (Coen+Partners): Plantings and other features will be addressed in 60%, can't move on to those elements until we address accessibility. Have to resolve big issues first.