Planning Participation Case Study

Successes, Challenges, Lessons Learned in Land Use Planning Efforts Adjacent to an LRT Station

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### IAP2’s Public Participation Spectrum

<table>
<thead>
<tr>
<th>Outreach Efforts</th>
<th>Inform</th>
<th>Consult</th>
<th>Involve</th>
<th>Collaborate</th>
<th>Empower</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public participation goal</strong></td>
<td>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</td>
<td>To obtain public feedback on analysis, alternatives and/or decisions.</td>
<td>To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.</td>
<td>To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.</td>
<td>To place final decision-making in the hands of the public.</td>
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<tr>
<td><strong>Promise to the public</strong></td>
<td>We will keep you informed.</td>
<td>We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.</td>
<td>We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.</td>
<td>We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.</td>
<td>We will implement what you decide.</td>
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<tr>
<td><strong>Example techniques</strong></td>
<td>Fact sheets, Web sites, Open houses</td>
<td>Public comment, Focus groups, Surveys, Public meetings</td>
<td>Workshops, Deliberative polling</td>
<td>Citizen advisory Committees, Consensus-building, Participatory decision-making</td>
<td>Citizen juries, Ballots, Delegated decision</td>
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Case Study: Location

- Project Site: 50th Street/Minnehaha Park
- LRT Station
- LRT Electrical Substation
- Former Hiawatha Dry Cleaners Building
- Signal Communication Building
### Site History and Context

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Description</th>
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<tbody>
<tr>
<td>1999</td>
<td>Hiawatha Dry Cleaners Relocates</td>
<td>Site acquired by MnDOT for Hwy 55/Hiawatha LRT ROW</td>
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<td></td>
<td></td>
<td>Building began falling into disrepair</td>
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<td>2003</td>
<td>Community desires preservation of building</td>
<td>Remaining portions of building stabilized</td>
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<td></td>
<td>City begins exploring the potential for rehabilitation</td>
<td>Hiawatha LRT begins operating in June</td>
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<td></td>
<td>Electrical Substation installed on site</td>
<td>City opens the building for public tours in April</td>
</tr>
<tr>
<td></td>
<td>60 interested individuals attend open house</td>
<td>No viable commercial proposals emerge</td>
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<tr>
<td>2006</td>
<td>Building in serious state of disrepair</td>
<td>Site deeded by MnDOT to Metropolitan Council/Metro Transit</td>
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<tr>
<td>2007-2009</td>
<td>Building continued to deteriorate</td>
<td>Rehabilitation not feasible due to:</td>
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<td></td>
<td></td>
<td>- Severity of mold &amp; water damage</td>
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<tr>
<td></td>
<td></td>
<td>- Lack of commercial interest</td>
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Images: R. Bunney & F. Corcoran
Building Demolition

Outreach at Inform Level:
• Meetings with community leaders
• Articles in local news bulletins
• Information via FAQ’s document
• Letters to nearby neighbors
Challenges

• Conflicting internal project goals
• Limited funding
• Lack of community trust
• Relatively narrow project scope
Internal Outreach Process

Goal: Build consensus about using a different project development and outreach process

General Process:
• Planning meetings with department leadership
• Progress updates
• Ongoing communication
External Outreach Process

Goal:
Collaborate with stakeholders to develop a community asset.

General Process:
- Planning meetings with neighborhood association
- Hired design consultant
- Interactive stakeholder workshop
Stakeholder Workshop

Neighbors

Town Hall Meeting

Volunteer Gardening Group

Community Leaders

NENA

LSA
Successes

• Improved relationships with external stakeholders
• Group sentiment of accomplishment
• Internal leaders dedicated to implementation
• Internal interest in “new outreach methods”
• Demonstrated value added in more collaborative process
Lessons Learned

1. Begin internal & external outreach earlier

2. Our “good ideas” were not necessarily good ideas from the community’s perspective

3. Defining a clear scope and revisiting project goals is important

4. Acknowledge rather than avoid past and current issues

5. Dedicated outreach staff are a key component of ongoing success even after a project “ends”