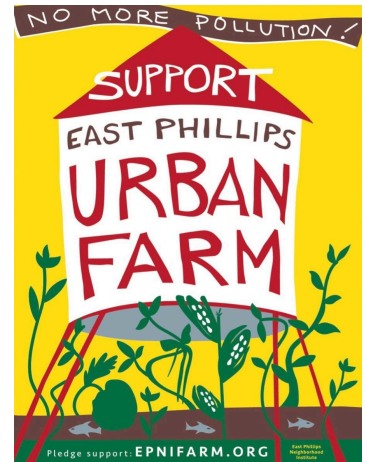


## “Minneapolis Water Yard: Proposal for New Two-Story Structure on Existing Site”: The Alternative Site for the City's Public Works facility Fact Sheet

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Link to City's alternative site report here:



<https://drive.google.com/file/d/1ByazwIxLYKIL3A5W3NGyZXPe5WSWCSM2/view?usp=drivesdk>

### Background

This document was made public in June 2021. There is no stated author because the author was granted whistleblower status by then-Vice President Andrea Jenkins. It is purported that the author was then director of Public Works, Robin Hutcheson, but this has never been confirmed.

The author recognizes “the siting of the Hiawatha Campus Expansion is problematic” due to existent health disparities of East Phillips residents, and the proposed plan would expose people to lead and arsenic contamination with Roof Depot demolition. Additionally, the Hiawatha Campus Expansion would increase truck traffic from the new Public Works facility and the City's diesel fueling station. The author frames their argument to renovate the existing Marcy-Holmes site as a series of “opportunities.”

### Neighborhood Engagement: Marcy-Holmes vs. East Phillips

The existing Water Yard in Marcy-Holmes neighborhood was built in 1898, and has become a recognizable part of the neighborhood for generations. Utilizing that site will maintain a sense of place. Author notes that there is a sense of “pride and purpose” at the existing site.

The Marcy-Holmes Neighborhood Association Master Plan states, “the City of Minneapolis [has] an obligation to preserve and enhance this historical character.” The Association specifically mentions preserving the corridor in which the existing Water Yard resides.

In contrast, East Phillips neighborhood residents have been opposed to relocation to Roof Depot site since it was first proposed in 1991. The Roof Depot's proximity to the Superfund site poses an unknown risk of toxic contamination to not only East Phillips, but as far north as [Downtown and extending south into Standish](#). Author notes, “Throughout the City's community engagement process... the neighborhood has actively voiced its concern. Protests have been held... the East Phillips Improvement Coalition [sic, East Phillips Neighborhood Institute] filed a lawsuit.”

Author recognizes EPNI's alternative vision to re-use the Roof Depot for “urban farming, aquaponics, low-income apartments, an industrial kitchen and mom-and-pop retail” while

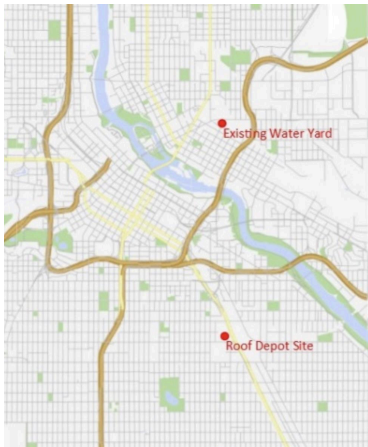
keeping the Roof Depot building intact and keeping the arsenic contained underground. They also recognize that EPNI has identified financial backing for their vision.

### **New Structure to Meet Increased Space Needs: The Re-use of RSP Architectural Plans**

By removing the existing building and rebuilding a new two-story building, the Public Works expansion needs would be met at the existing site. Furthermore, the current architectural plans that RSP created for the Roof Depot site can be utilized at the existing site “with minimal alterations.” There is temporary space adjacent to the existing site which can house vehicles during construction, as well.

Author notes, “By rebuilding on the existing site, the new Water Yard will likely be considerably cheaper” making this alternative plan not only feasible, but financially beneficial to the City of Minneapolis.

### **Building with a Carbon-Free Goal: Contamination in East Phillips a Problem**



Author writes, “Unlike the Roof Depot site, the ground [at the Marcy-Holmes site] is not contaminated and there are no buried utilities. This could be an opportunity for the City to use geothermal energy... solar panels... could be used to help power the pumps... the City could demonstrate commitment to its goals in the Minneapolis 2040 Policy 69 Renewable and Carbon-Free Energy.” Finally, Author recognizes that the existing site would “maintain a central location to minimize response time for Water crews”.

Existing site address: 935 5th Ave SE

### **Conclusion**

The alternative plan for expanding on the current, Marcy-Holmes, Minneapolis Water Yard site has overwhelming benefits, not only to the City, but also to its residents. Below are our biggest takeaways of why the Marcy-Holmes location is preferable:

- Providing a space that is sufficient and functionally laid out to effectively support Water field operations
- Preserving historic buildings and continuing to use them
- Maintaining a sense of identity and common purpose for Water staff
- Re-developing the land in a way that is consistent with and respectful of the Neighborhood Master Plan.
- Taking steps towards the City’s commitment to carbon-free building goals outlines in the Minneapolis 2040 Policy 69 Renewable and Carbon-Free Energy

- Making use of City-owned land
- Maintain a central location to minimize response time for Water crews to travel to any part of the City
- Refrain from adding pollution to the neighborhood with already the highest rates of pollution, asthma, and diversity in Minneapolis
- Respect the City's Green Zone promises
- Follow through on the City's proclamations of environmental justice
- [Truth & Reconciliation](#) promises