

**Midway Industrial Area Planning Study
Scope of Work and Timeline
July 11, 2003**

**Phase I: Expand The Circle, Community Biotech Forum, Data Gathering/Analysis
July-November 2003**

Immediate: Develop a statement of purpose/goals.

Create organizational structure, including Technical Advisory Committee.

Possible TAC Members:

- MNDOT
- DTED/DES (successor department)
- Railroads
- Public Works
- Property Owners/Realtors
- Manufacturers
- Trucking/Warehousing Companies
- Developer(s)
- City, County, State elected officials
- Met Council Reps
- Tim Griffin, St. Paul on the Riverfront Design Center
- Smart Growth Advocates
- Midway TMO
- MPCA
- Fred Zimmerman, U of St. Thomas Professor of Manufacturing
- U of M, Carlson School, Extension Service, Life Sciences, Planning, CURA,
Architecture, History, Transportation
- Local Unions, including Teamsters
- Chambers of Commerce
- Excel Energy
- HMO/health insurance expertise
- Property tax specialist
- Port Authority
- Workforce development/training groups
- Trucking associations
- Manufacturers associations
- Green industry expert such as Michael Krause
- Brownfield specialist
- Arts groups
- NDC or other small business/entrepreneurship groups

Biotech Forum: Benchmarking presentation of Technology Research Parks throughout the country, with a special emphasis on how they relate to college campuses and the surrounding communities, and ways in which they incorporate the arts and environmental considerations. Presentation on the biotech work coming out of the U of M. Discussion of community concerns about biotech.

Data Gathering (UNITED staff and interns):

Targeted Interviews:

- Minnesota Commercial Railway
- BNSF
- Welsh Companies
- Steve Wellington
- Port Authority
- Trucking Companies
- MNDOT
- Public Works
- Trucking associations

Ongoing Research:

- History of Midway industrial area and companies
- History and case studies of technology and biotechnology parks/centers

Survey:

- Manufacturing Firms
- Trucking/Warehousing Firms

GIS Mapping: (interns, assistance from GIS Consortium, 1000 Friends)

possible data fields:

- Land Use/zoning
- Property Values
- Job Density/employment trends
- Vacancy
- Truck/auto traffic
- Sales volume of companies
- Cluster analysis of industry types (SIC Codes)
- Building/property ownership status
- Size of parcels/buildings
- Age and condition of buildings
- Environmental status/features
- Business longevity/turnover
- Transportation infrastructure/modes
- Where employees reside
- Parking Policy
- Reasons for locating in Midway

Crime
Plans to expand/relocate
Public financing
Road configurations and traffic/truck traffic counts
Origin/destination of products/materials

Phase II: Presentation of Findings
December 2003-January 2004

A series of open community meetings and engagement of the 3 district councils plus PPERIA to review the data gathered and maps. Each district council/neighborhood will be asked to look specifically at the parts of the study area within their boundaries, as well as the larger picture.

Presentation of history of Midway industrial area and companies.

Phase III: Community Engagement, Development of Recommendations and Draft Master Plan.
February-May 2004

Community process and engagement conducted through district councils and open community meetings. Task Force, using the results of the community process and with input and feedback from TAC, develops a set of policy, program, land use, and/or transportation recommendations. Possible hiring of architectural/urban design/transportation consultants to work with staff to engage the community in creation of a draft master plan. Assistance from 1000 Friends of Minnesota with community process, including use of *CommunityViz* software to help visualize development scenarios. Task Force review and approval of Draft Master Plan and Recommendations.

Phase IV: Community Review and Consideration
June-August 2004

Once the Task Force has approved the draft plan, it will be distributed for broader community review, and consideration by the boards of the district councils and University UNITED.

Phase V: Publication, distribution, and implementation.
September 2004 and Beyond

Publication of the study report, and presentation/distribution to stakeholders, member organizations, elected officials, etc. Possible incorporation into community Small Area and Comprehensive Plans, and review by City Staff for possible incorporation into City Comprehensive Plan.