UNIVERSAL PROPERTIES
United Properties traces its roots back to 1916 when it was formed to own and manage the real estate assets of the Hamm’s Brewing Company. Today, United Properties is a privately-owned commercial real estate development and investment firm with offices in Minneapolis and Denver. Recent projects include everything from industrial and manufacturing hubs to revitalization and redevelopment in the urban core.

THOR DEVELOPMENT
Founded in 1980, THOR Construction has grown to a nationally recognized organization built on a foundation of hard work and dedication specializing in General Contracting, Construction Management, Design-Build, Consulting and Concrete. Through many economic ups and downs, THOR Construction, Inc. has continued to prosper. Our honesty, integrity, and upfront approach has allowed us to be who we are today and will guide us into the future.

El Dorado became synonymous with a deep respect for and hands on participation in the built places in our communities. The teams of El Dorado Architects, First Avenue Productions and THOR Construction are professionals whose strength lies in their focus on the human element of the built place. Our collaborative approach with owners, developers, cultural institutions, non-profits and private sector companies helps us to create spaces that are deeply rooted in the communities they serve. We believe that the most successful projects are those that have been conceived, designed, and delivered with a deep understanding of the world around them. Our projects, from small indoor spaces to large outdoor environments, are designed with a focus on the human experience. We work to create spaces that are inviting, engaging and inspiring.

Our expertise: diverse, context-driven, and high-quality development

El Dorado Architects
El Dorado Architects is an award-winning, multi-disciplinary architecture, urban design and planning firm that approaches the world with a “design for the common good” mindset. Our projects are driven by the belief that design has the power to improve the quality of life for all people. We believe in the power of design to connect people, place and purpose. Our work is driven by a commitment to creating sustainable, resilient and equitable communities. We believe in the power of design to inspire, engage and empower. We approach design as a public service, and we are committed to creating spaces that are inclusive, engaging and inspiring.

First Avenue Productions
First Avenue Productions is a not-for-profit arts organization that was founded in 1975 by Tom Nash. Today, First Avenue is a world-renowned entertainment and music venue that includes a 3,000-seat palace theatre, a 350-seat club, a 250-seat entry, and an outdoor concert and festival experience. We book, promote, and market events at:

- The Palace Theatre, St. Paul (3,000 capacity)
- The Turf Club, St. Paul (350 capacity)
- The Depot Tavern
- 7th St Entry (250 capacity)
- Surly Brewing Festival Field (5,000 capacity)
- Hall’s Island (8,000 capacity)
- Bayfront Festival Park, Duluth (15,000 capacity)

First Avenue Productions is committed to providing an exceptional experience for artists and audiences alike. We strive to create a welcoming and engaging environment that celebrates music and the arts.

THOR Construction
THOR Construction is a leading commercial construction company in Minnesota and Wisconsin. We are a full-service general contractor with expertise in design-build, project management, and construction. Our team is dedicated to delivering high-quality projects on time and on budget.

We approach every project with a focus on collaboration and communication. Our goal is to create lasting relationships with our clients, and our team of experienced professionals is dedicated to meeting the unique needs of each project.

Our expertise:
- Design-build
- Project management
- Commercial construction
- Industrial construction

NITSCH ENGINEERING
Nitsch Engineering is a multi-disciplined engineering and surveying firm offering an integrated suite of services to our clients. Our services include environmental consulting, planning, surveying, landscape architecture, and civil engineering.

Nitsch Engineering has a strong commitment to sustainability and has earned recognition for our efforts in this area. We have completed projects that incorporate sustainable design principles and have earned the confidence of our clients, as illustrated by the fact that 92% of our work comes from repeat clients.

Our team of professionals is dedicated to providing the highest level of service to our clients. We believe in the power of design to create positive change in the world, and we strive to deliver projects that are not only functional but also beautiful and sustainable.

Our expertise:
- Environmental consulting
- Planning
- Surveying
- Landscape architecture
- Civil engineering

JUXTAPOSITION ARTS
Juxtaposition Arts is a community engagement organization dedicated to supporting artists and arts organizations in the Twin Cities. We believe that art is a powerful tool for social change and those who prioritize diversity and inclusion in their work.

Our mission is to create opportunities for artists to engage with communities and contribute to positive social change. We work with artists on a range of projects, from public art installations to community residencies, and we provide support and resources to help them succeed.

Our expertise:
- Community engagement
- Public art
- Arts education
- Social change

COEN + PARTNERS
Coen Partners is a landscape architecture firm based in Minneapolis, Minnesota. We work with clients across the United States, developing projects that enhance the environment and improve the quality of life for the communities we serve.

We believe in the power of design to create positive change in the world. Our approach is based on collaboration and communication, and we strive to create projects that are not only functional but also beautiful and sustainable.

Our expertise:
- Landscape architecture
- Community engagement
- Sustainable design
- Public art

LSE ARCHITECTS
LSE Architects is a Minneapolis-based architecture, interior design, and planning firm. We work with clients across the United States, developing projects that enhance the environment and improve the quality of life for the communities we serve.

Our approach is based on collaboration and communication, and we strive to create projects that are not only functional but also beautiful and sustainable.

Our expertise:
- Architecture
- Interior design
- Planning
- Client services

PIERCE PINI ENGINEERING
Pierce Pinion was established in 2003 as a woman-owned business in New York City to provide professional civil engineering services for site development projects.

Our services include site planning, stormwater management, and infrastructure design. We work with clients across the United States, developing projects that enhance the environment and improve the quality of life for the communities we serve.

Our expertise:
- Civil engineering
- Site planning
- Stormwater management
- Infrastructure design

CERTIFICATIONS
- African American Owned Business (AAEB), CERT, MNECP
- Women-Owned Business Enterprise (WBE)
UPPER HARBOR WILL BE AN EQUITABLE DEVELOPMENT EXPERIENCE

EQUITABLE DEVELOPMENT STRATEGY

THOR Companies will lead the team in approaches for equitable development through a transparent and quantifiable value-based strategy rooted in Social Inclusion, Environmental Impact, and Economic Returns. Each value has specific measures that are used to determine THOR's level of involvement on a project and the selection our project partners, development, programming, form, function and finish of the design, and the overall site selection strategy.

Social Inclusion:
- Access to Opportunity
- Mobility of Choice
- Fulfillment of Legacy

Environmental Impact:
- Stewardship of Food, Water, Air Quality, Material Selection
- Reducing the Carbon Footprint
- Energy Utilization Intensity

Economic Returns:
- Free Cash Flow (NOI)
- Capital Appreciation (IRR)
- Return on Investment (ROI)

Our use of quantifiable data around each measured value allows us to provide real-time analytics of trade-off implications, management of finite resources, and the mitigation of risk during both the community engagement process, entitlements, final design selection, and construction. This integrated value-based approach to development allows us to achieve the often-dreamed about in places of systemic disinvestment. We are excited to utilize our approach in conjunction with Justaposition for the Arts, First Avenue, and Uniled Properties to bring a holistic vision together for the Upper Harbor Terminal.

Please refer to our proposal for more detail on project examples of equitable development, at the top of the page to the right) is a small sample of such projects our team has completed.

COMMUNITY PARTICIPATION

THOR HO: THOR / LSE
The team of Thor / LSE has been working in the Near North Minneapolis Community in a collaborative, inclusive and engaged community process for the design of Thor's new corporate headquarters for the past year. This project has included several partners that have all engaged to 'team in' & create greater economic and participation opportunities for all.

We believe in community engagement and we will listen, we have attended every open house the MPRB has hosted for the Upper Harbor community engagement process and our team member, JXTA was a contributing member for the 9/29 open house with the specific topic of equitable development.

The outreach thus far has been innovative, diverse, and unique; we love that and want to build on the progress and work that the MPRB and city have put forth. We are here to be partners.

All quotes below were documented at the series of MPRB open house meetings we attended. We hear you and believe in equitable development.

RETAINING CHARACTER & AVOID GENTRIFICATION

9th Street: ELDO / C+P
Years of community engagement and rigorous design conversation led to a truly collaborative result in the East 9th Street neighborhood of Lawrence, KS, avoiding trends of high-rise trends, the design embraced the community's uniqueness and historically significant culture, art, and vision.

EDUCATION & INVOLVEMENT

Sunray Library: LSE
In an under-served St. Paul neighborhood, LSE worked with Children & Nature Network, St. Paul Parks & Rec, and St. Paul Libraries to apply for a Wells Fargo Grant expanding programming into the adjacent Park. This includes a year long "backpack program" that introduces children and families to nature.

HEALTHY DEVELOPMENT IN NORTH MPLS

Hawthorne Eco-Village: C+P
This development plan on North Lowry Ave provides a model for healthy, sustainable, safe, & livable communities through a process of community meetings with neighborhood residents, leaders, & non-profit agencies. The resultant work is currently under construction.

LOCAL ART, OUTREACH, & INVESTMENT

WEBBER PARK: LSE
LSE worked closely with the Near North Community, Henn. County and MPRB in the creation of an artistic library consisting of 46× custom granite wall panels indigenous to MN, compiled in poetic manner to reflect the diverse neighborhood. There were 12 Community Engagement meetings that involved many people of color from North.

KEY STAKEHOLDERS

DEVELOPMENT TEAM

PROJECTS

PROPERTIES

DEVELOPMENT

DESIGN TEAM

COMMUNITY STAKEHOLDERS

CITY OF MINNEAPOLIS

MINNEAPOLIS PARK BOARD

A trail, because I would bike there
Living wage jobs. Job perks critical to closing the gaps
A busy neighborhood with co-op housing and small businesses steps down to the river.
Xcel Lines removed, Land bridge
Inter-generational access, amenities for just family stuff and security
Commitment to equity and local (Northside) hiring on all build out, development and engagement
Experience with doing development projects that impact low wealth communities and communities of color
Hire locally
DEVELOPMENT PROGRAM: LET US BUILD WITH YOU

PLAN
1. Industrial Relics - Park
2. Amphitheater - Lawn
3. Amphitheater - Stage/Covered Seats
4. Amphitheater - Facilities/Backstage
5. Incubator Development Parcel
6. Pedestrian Bridge
7. Richfield
8. Neighboring Structure - St. Anthony
9. Mixed Use - Light Industrial - Property 1
10. L.I.P - Leading Zone
11. L.I.P - Maker Space
12. Stormwater - Park Outlet
13. Mixed Use - Commercial
14. Mixed Use - Open Space
15. Parking/Loading Zone - Reception
16. Underground Parking Entrance
17. Broadway
18. Winooski Street/Place

SITE INVESTMENT
INVESTMENT IN THE FUTURE: The Upper Harbor Terminal site is 48 acres; owning this allows us to develop the opportunity, with existing buildings and 1,620 feet of riverfront. This makes a tremendous addition to the public realm. We envision working with the community to identify a non-profit development partner to lead the envisioning and implementation of uses on this site.

PUBLIC OPEN SPACE
PUT GREEN SPACE TO WORK: We see the public realm as a major driver of real estate value. We envision a broad mix of uses to fully realize the potential of the public realm. Creating a diverse range of uses that are symbiotic with one another. Designing a diverse range of uses that are symbiotic with one another.

FRAMEWORK PRINCIPLES
CONNECT THE NEIGHBORHOOD TO THE RIVER: This is critical to the success of the project. Minneapolis9 We propose a broad mix of uses to fully realize the potential of the public realm. Creating a diverse range of uses that are symbiotic with one another.

CONNECTIONS & DEVELOPMENT
DIVERSIFY USES & USERS: We envision a broad mix of uses to fully realize the potential of the public realm. Creating a diverse range of uses that are symbiotic with one another. Designing a diverse range of uses that are symbiotic with one another.

PARK: 18 ACRES
We envision the development of the river walk and central green space to take place in tandem with the first phase of development through an agreed-upon public/private partnership structure.

The river walk & relics can be:
- Active and recreational
- A place to watch the city
- A communal gathering space
- A pedestrian and bike way
- For all seasons
- Markets
- Ice Skating
- Food and Beverage
- Playgrounds
- Interpretive learning
- Rock Climbing
- Social / Community space

The strength of our team is the broad range of interests and investment goals. Aligned behind a singular vision, we have knit together a genuinely diverse range of uses that are symbolic with one another.

Across the entire site, we are proposing the following:
- **700 to 1000 Homes**
- **100,000 to 150,000 SqFt of creative office space**
- **40,000 to 70,000 SqFt of retail**
- **100,000 to 150,000 SqFt of advanced manufacturing**
- **8,000 to 10,000 Seat entertainment venue**

In addition, we propose a two acre parcel (keyed number 7 on the plan) for an incubator development program for community or non-profit use. We envision working with the community to identify a non-profit development partner to lead the envisioning and implementation of uses on this site.

DEVELOPMENT: *31 ACRES

- **1 - 2.5 Acres** Housing + retail/restaurant
- **2 - 3.5 Acres** Housing + retail/restaurant
- **3 - 5.1 Acres** Housing + retail/restaurant
- **4 - 4.2 Acres** Industrial + office/housing
- **5 - 4.5 Acres** Industrial + office/housing
- **6 - 5.3 Acres** Performing Arts Center
- **7 - 1.9 Acres** Incubator Development
- **8 - 4.2 Acres** Industrial + office/housing

*Parcel on the map is not 100% of the property, but the part of the Upper Harbor Terminal site*
YOUR TEAM: COMMITMENT & UNDERSTANDING

As an organized team we have been preparing for this opportunity for nearly two years. We have imagined, researched, hypothesized and tested ideas. We have attended every open house hosted by the MPRB. We’ve examined the site in inglarual ways, walked it multiple times, reimagined the structure and projected a future for the site that transforms our community and the North Minneapolis neighborhood relationship with the waterfront.

Every urban waterfront has its own personal history. In order to realize a new future for this area, we have to respect its past, and in particular how this history assists, constrains and influences the future development. A key to success is a vibrant and diverse strategy that takes advantage of innovative trends in development. Our team knows these trends better than anyone and will allow us to create a plan that creates incremental change, which can be built upon and which inspires bolder ideas as the development progresses. Please refer to our proposal for more detail on these ideas and trends, to the right are a small sample of our team’s projects that have utilized these trends from left to right:

- LIGHT INDUSTRIAL PROTOTYPE, MN - UNITED PROPERTIES / ELD0 / C+P
- BROOKLYN BRIDGE PARK, NY - UNITED PROPERTIES / ELD0 / C+P
- WASHINGTON SQUARE PARK, MD - C+P / ELD0
- 9TH ST. LAWRENCE, KS - ELD0 / C+P
- MODULAR CONSTRUCTION - ELD0

YOUR TEAM: HOW WE DEFINE SUCCESS

URBAN INDUSTRIAL

Why does this matter?
There is an incredible opportunity to explore unique mixes of uses on a site that is iconically industrial in nature. This is the kind of innovation that we will bring. Recent collaboration between United Properties, ELD0, and C+P has resulted in a design projects that merge office, housing, and industrial, creating blue-collar jobs and embracing site heritage.

GREEN INFRASTRUCTURE:

Why does this matter?
The Upper Harbor Terminal site is the last line of defense for much of the urban runoff from North Minneapolis. Executed properly, these systems can elevate the level of sustainability for the community and the river itself. They have enhance the values and livability of these environments, help us ensure that the future of UHT will reveal the river’s ecological significance.

PARK AS STIMULUS

Why does this matter?
The Upper Harbor Terminal site has an unprecedented opportunity to capture over a mile of riverfront for recreation, ecological function, and transportation. Creating an active, programmable park along the riverfront will increase the value of the riverfront location, surrounding real estate, and North Minneapolis character. This will be a North Minneapolis park.

Dwell small, live large & live where you work

Why does this matter?
Nearly 50 acres of undeveloped waterfront is an unprecedented opportunity to bring a level of innovation to the creation of a community. It is the responsibility of any development team to think creatively about how to serve the community through diverse housing options, paired with job creation.

ACCESSIBLE: INVITING, MULTI-MODAL & DIVERSE

UHT will include an enhanced vehicular, pedestrian, bike, transit and car sharing system in order to create a site that is accessible to everyone. A linear pathway and trail system will eventually tie into the Great Rounds’ Scenic Byway, connecting North Minneapolis green space to the rest of the city. The design will exceed ADA standards and offer a variety of uses to encourage a diversity of users.

HIGH QUALITY: PRIVATE DEVELOPMENT

Why does this matter?
High quality development within UHT will benefit the North Minneapolis community while integrating fully into the park. Private development at UHT will provide businesses, a mixture of market-rate and affordable units, and educational and community uses in order to enhance the economic future of North Minneapolis.

SUSTAINABLE: INFRASTRUCTURE & DEVELOPMENT

A sustainable approach requires thinking holistically, about the quality of the natural environment as well as the use of energy and the economy. Proactive, environmental design and redevelopment will improve the health and wellness of the community by providing access to nature, physical activity and social networking. Local businesses and entrepreneurs will be involved to help create economic sustainability and vitality.

CONNECTED: TO COMMUNITY, HISTORY, & RIVER

Redevelopment of UHT will reflect the rich history of this site and be unique to this specific place. From the First Nations’ relationship to this great river, to the artifacts of industry this site will thoughtfully preserve these deep narratives and enhance the North MPLS identity. Access from neighborhoods and the city at large directly to the waterfront will establish this site as a significant Northside riverfront-oriented destination.

HIGH QUALITY: FIRST-CLASS REGIONAL PARK

This iconic North Minneapolis public park will serve the neighborhood and the city through a robust trail network through pathways. Multi-purpose, flexible spaces will offer various programming and meaningful spaces that are designed to attract a diversity of users and continually address evolving community needs.

EQUITABLE: HELPS ADDRESS DISPARITIES

UHT will benefit the nearby community by offering amenities that are physically and financially accessible to all. The project will bring jobs for the community and I avoid the negative impacts of gentrification and displacement by pairing light industry with a diverse residential and recreational uses.

Why does this matter?

Why does this matter?

Why does this matter?

Why does this matter?