

# upper~harbor

## Summary of RFQ Submission Submitted October 14, 2016, by United Properties, THOR Development and First Avenue Productions

### DEVELOPMENT TEAM:

- Master developer: United Properties
- Development partners: THOR Development; First Avenue Productions
- Design team: Coen + Partners; El Dorado Architects; LSE Architects; Nitsch Engineering; Pierce Pini + Associates
- Community partner: Juxtaposition Arts
- Programming partners: MN Orchestra; MN Opera; MN Public Radio/The Current

### THE SUBMISSION INCLUDES MULTIPLE DEVELOPMENT COMPONENTS ON THE UHT SITE, TOTALING 31 ACRES\* TO BE DEVELOPED IN MULTIPLE PHASES

- 11 acres of housing + retail/restaurant
- 13 acres\* of industrial + office/housing
- 5 acres for a performing arts center and amphitheater
- 2 acres for incubator development\*\*

\*Includes 4 acres controlled by United Properties, but not part of the UHT site

\*\*The submission calls for the incubator space to be developed by a to-be-identified non-profit development partner

### THE SUBMISSION INCLUDES 18 ACRES OF PUBLIC PARK LAND

- Industrial relics preserved, incorporated into park land
- 100-foot wide river walk running the length of the site
- Connections to the North Minneapolis residential community via Dowling Ave N and new bike/pedestrian bridge at 36th Ave N

### PROPOSED DEVELOPMENT TIMELINE AND CAPITAL INVESTMENTS

- 2017 to early 2018: Coordinated Planning process including: community engagement, finalizing development program, schematic design and other due diligence
- 2018 to 2019: negotiation of redevelopment agreement; possible interim uses
- First phase to include performing arts center/amphitheater and related infrastructure and public amenities
- Additional private development and related public improvements and amenities to follow in one or two more phases, timeline TBD

### EXCERPT FROM SUBMISSION

"We (the development team) believe our proposed vision provides opportunity to achieve the 'Characteristics of Success' as defined by the community. However, in its simplest form, our goal is to create a unique and beloved place; a place that invites the region, but respects the wishes of the neighborhood and contributes to its quality of life - economic, social and cultural. We intend to achieve this goal, through a collaborative process with the community, the City, the Park & Recreation Board, and potential end users."

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(The business terms, financial and market feasibility, and necessary public investment for the proposed private development components will be evaluated during the planning and negotiation phases.)