

## Upper Harbor Terminal Redevelopment Serendipity Spot Open Hours Session

August 22, 2018

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Meeting held at: Serendipity Spot, 3300 Lyndale Ave. N.

Attended by four people, plus one who took materials and left. All women; two white and two black. All Northside residents or actively involved on Northside.

### Q&A/Discussion/Input:

- People are seeking more specifics and details about the concept plan to help them provide input. For example, sample rents would be easier to understand than percentages of AMI language. Also, it's not clear what a "concept plan" is and where that stage of planning fits into the process. It's also not clear what the timeline will be.
- Acknowledgment that the UHT site can't solve the Northside's housing issues, but there should be many more affordable units than proposed (especially in Phase 1 as that sets the tone) and those units should actually be affordable to Northside residents. Interest in other housing options, such as cooperative housing and other ownership options, senior housing and tiny units. A goal of 300 low income units was suggested, but there seemed to be consensus that a mixture of incomes (not all affordable units) was desirable. Can the federal Section 8 program provide affordable ownership units?
- It's not clear which North Minneapolis needs this development will serve and how it will benefit the Northside. Local input is needed in order to innovate. Should the goal of that input be to revise/refine/improve the draft concept or to come up with an entirely new concept? We need to learn from the best of what is happening around the world. Support for community benefit agreement(s). Look at what JXTA's design group came up with for the site.
- Consider making reparations to the community by giving it land.
- Discussion about the Dowling Bridge as an access challenge, but noting that the traffic on Washington and Dowling is mostly just a daytime issue. A suggestion that any adjacent bike/ped bridge should be on the north side of the road rather than the south side.
- Does the site's designation as part of an "opportunity zone" present any actual opportunities?
- Why is the CPAC the first thing to happen? (Answer: It is considered by the development team to be critical to creating the market for other parts of the development.) How will it impact other outdoor music venues and events, and is it needed? The CPAC is too large and no one from the Northside will go there. It should be more of a "bandshell" scale.
- Acknowledgment that Dayna at First Avenue has been working hard to get input and shape/enhance the CPAC in response to that input. Concern that THOR reps have not been as present to hear input and provide feedback/responses. A question about what the development team does with the input being provided.

- Concern that the private developers are largely driven by profit rather than what would be best for the community. Too much of the site is devoted to private ownership and making money. *(Note: It was confirmed after the meeting that affordable housing finance programs generally have limitations on developer profit, so a for-profit developer probably would not be able to make more profit than a nonprofit developer.)*
- Phase 1 should include more jobs that would benefit the community. Discussion of need to make the proposed business spaces affordable to local entrepreneurs. That likely will require financial support from foundations and other donors. There are businesses interested in space on the site. How do they make inquiries?
- A question why a hotel is included in the first phase.
- A community innovation center is needed to support the community's needs and initiatives.
- The park should include an indoor playground so that it benefits the community all year.