

Upper Harbor Terminal Redevelopment Community Engagement Discussion (Hosted by Council Member Jeremiah Ellison)

October 13, 2018

Prepared by Ann Calvert, with input from Juxtaposition Arts

Meeting held at: Juxtaposition Arts, 1108 West Broadway Ave.

Note: Text in *italics* is supplementary information added to the meeting summary to make it more informational.

Introduction and welcome

The meeting began with an introduction by Kristen Murray of Juxtaposition Arts, who provided an overview of the engagement work that Juxtaposition completed during the Upper Harbor Terminal (UHT) planning process.

Council Member Jeremiah Ellison then welcomed attendees and provided some introductory remarks, including sharing his experience at the music venue at Chicago's Millennium Park.

Ann Calvert of the City of Minneapolis provided a short summary of the draft redevelopment concept plan for the UHT site.

Q&A:

1. What were the five proposals that were received during the Request for Qualifications process from parties who were interested in being a partner or sub-developer, but not seeking to be the master developer?

A: A summary of those submissions may be found [here](#). The submissions were all forwarded to the selected master development team for its consideration.

2. Can the draft concept plan be adjusted?

A: The team is certainly seeking input on the draft concept plan. Suggestions for specific revisions would be particularly helpful. There is more flexibility in later phases to make major changes than there is in Phase 1.

3. What is the zoning for the site and surrounding area, and will it be changed?

A: The current zoning is industrial. A city-wide re-zoning process will be completed after the [Minneapolis 2040](#) comprehensive plan is approved (expected by the end of 2018).

4. What's the timeline?

A: Given the steps ahead, the soonest actual implementation might start is 2020 or 2021.

5. There's concern about high rents on the site and in the surrounding community. Could there be higher-paying green jobs on the site to help residents pay those rents?
 - A: Business development that could include "green jobs" is an option being considered for the Environmental Impact Center and in the southern "Phase 3" portion of the site.
 - A. There also may be green jobs related to the park operations and maintenance.
6. Encourage the team to try to provide Prevailing Wage construction employment for ex-cons.
 - A: THOR certainly will explore that possibility. Since THOR is a union employer, that provides a legal framework as to who can be hired that would need to be considered. If ex-cons are not already union members, it's sometimes possible to get them on a fast-track to join the union. The labor force at the recently-completed THOR Regional Acceleration Center was 48% minority.
7. Suggest that some HUD block grant funds be used, as that would trigger "Section 3" provisions that allow/require more targeted hiring from the community.
8. How was the site allocated to the different phases?
 - A: The allocation was done by the development team.
9. One participant observed that blacks want less space devoted to park use, while whites want more park area.
10. Why not plan for the Phase 3 area now?
 - A: That could be done if the community is interested in uses such as job-producing clean business uses. If instead there's interest in higher density mixed use development, the alternative is to wait to see how the market evolves as a result of the earlier phases of development and to see if the Regenerative Thermal Oxidizer (RTO) being installed by GAF will remove the odor problems in the area.
11. Is the site polluted?
 - A. The environmental testing completed so far has not found any significant issues. That doesn't preclude the possibility of a something being discovered as the project proceeds. Before the terminal was developed, it was used primarily for farmland, and the City has tried to manage the terminal uses carefully to reduce any pollution.
12. What businesses have had an environmental impact?
 - A. On the UHT site, there was one tenant doing composting with whom there were odor issues, but the City closed that operation down. There are other businesses

downriver from Lowry (i.e., not on the UHT site), such as Northern Metals, that have caused significant air quality issues that are being addressed by MPCA.

GAF also has had an odor problem, but is in compliance with all air quality requirements. Odor issues are challenging to monitor, as they depend upon the direction in which the wind is blowing and that changes. GAF plans to voluntarily install an RTO starting in 2019, and the hope is that will eliminate or greatly reduce the odors by about 2020.

13. What is the timing of the re-zoning?

A. After Minneapolis 2040 is approved, which is planned to happen by the end of 2018, there will be a city-wide re-zoning.

14. Is the Mississippi Watershed Management Organization (MWMO) involved in the planning?

A. Yes.

15. What happens at the CPAC venue when there isn't a performance?

A: The lawn area will be open to community programming, parks programming and/or general open space use.

The revenues from the ticketed events will support free community programming and the upkeep of the lawn areas that will be open to public use.

Discussion/Input:

How can we advance higher goals? Proud to live in Minneapolis, a city that includes everyone and provides places for us to interact.

There should be a civil rights memorial on the site acknowledging MLK Jr., plus Hubert Humphrey and others as key local leaders and the fact that whites and blacks cooperated in that effort.

One participant proposed the development on the site of a center that would provide experiential education to youth, such as the [Urban Boatbuilders](#) program. *He later provided a [link to a video](#) outlining the concept.*

The River needs to be protected, and there should be outreach to environmental entities to help achieve that. There should be four focus areas – ecology, historic preservation, arts and culture, and food and urban agriculture. There should be more community engagement and ability for the community to inform the plan. There will be a community meeting on October 16 at Serendipity Spot to which the community is invited.

A musical/performance venue that draws people is a benefit. One participant noted the positive impact that the [music venue in Chicago's Millennium Park](#) has generated.

At the end of the meeting, participants were asked to indicate what they would like to stay in the plan (or be added). Responses included:

- Water access (one person)
- Music destination (two people), if the community will be welcome there and be able to access it
- Lots of events and activities, including the CPAC community programming, Dowling Plaza and park areas when there is no event
- Statue of local civil rights leaders
- An amphitheater similar to the one at Excelsior and Grand
- Living wage jobs for Northsiders, plus entrepreneurial opportunities
- Public art sculptures, e.g. [The Bean](#) sculpture in Chicago
- Fresh market, with The Warren and Devon Nolan suggested as resources
- Ecologically and economically sustainable indoor farm to provide green jobs and affordable housing
- Public green space along the waterway, especially since North and NE lack water amenities
- Plaza at Dowling
- Relics Park as a gathering space; music on the river; tickets sales that go back into the neighborhood

A visit to the site after the meeting was offered to those who were interested.

