

# UPPER HARBOR TERMINAL DRAFT CONCEPT PLAN

## 2018 COMMUNITY COMMENT

This is a summary of the topics most frequently raised in response to the Upper Harbor Terminal Draft Concept Plan. The draft was released in August 2018 and it addressed input gathered in earlier stages of community engagement. The third round of community engagement for UHT, conducted in the second half of 2018, consisted of a series of public meetings, workshops, door knocking in McKinley neighborhood, an online survey, among others. Letters and emails submitted in response to the project are also included in this summary. Between August and November 2018, we collected 293 individual responses, 95 of which came from people who identified as North Minneapolis residents. Public meetings engaged many more individuals, both from North Minneapolis and other parts of the City and Metro Region. The online survey responses and meeting notes, and the compilation of raw data (also available online) offer a more complete summary of the comments collected.

**Individual comments:** Can be linked to a person, sometimes with demographic data attached to the comment. Individual comments came from the online survey, door knocking, interviews at events, individual letters, and comment sheets collected at meetings. Information below shows how many of the individuals that weighed in on the project supported the theme.

**Group discussion comments:** Cannot be linked to a person but shows the frequency that a theme was raised. Group comments came from large and small group discussions at public meetings, community-led meetings, focus groups, and letters from organizations. Information below shows how recurrent these themes were in the total number of group discussions. Group discussions from this round of engagement took place on the following dates: August 15th, 16th, 21st, 22nd and 28th; September 8th, 12th and 28th; October 13th and November 30th.

# PHASE 1 HOUSING AND AFFORDABILITY

## THEME

## INDIVIDUAL COMMENTS CURRENT NORTH ZIP

Number of individuals who supported the theme out of 95 total respondents

## INDIVIDUAL COMMENTS

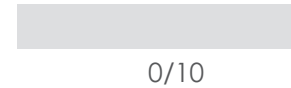
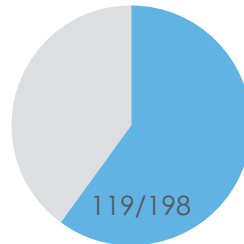
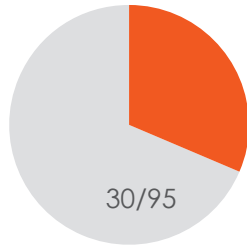
Number of individuals who supported the theme out of 198 total respondents

## GROUP DISCUSSION

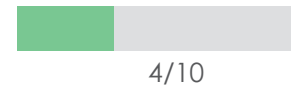
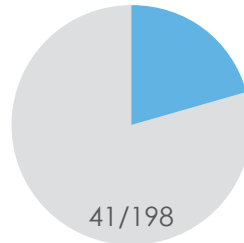
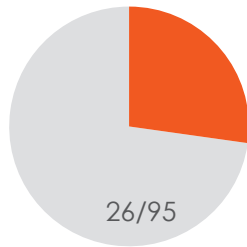
Number of meetings the theme was raised at out of 10 total group discussions

## CHANGES MADE IN REVISED PLAN IN RESPONSE

SUPPORT FOR DRAFT HOUSING PLAN (20% OF PHASE 1 UNITS AFFORDABLE AND 30% OF ALL PHASES AFFORDABLE; AFFORDABILITY TO THOSE MAKING 60% OF AREA MEDIAN INCOME)

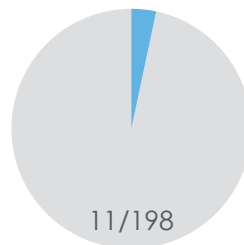
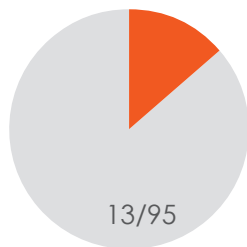


PHASE 1 SHOULD INCLUDE MORE HOUSING, MORE HOUSING SHOULD BE AFFORDABLE AND MORE DEEPLY AFFORDABLE, AND/OR MAINTAIN AFFORDABILITY



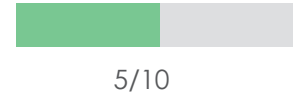
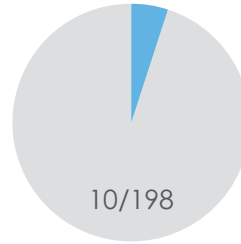
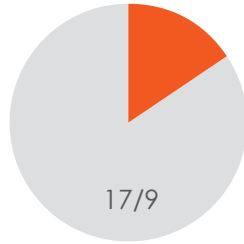
Additional Phase 1 housing has been added to Parcel 6, and the portion that will be affordable has been increased. Planning will explore 240 to 530 units of residential. Goal is to have about 60% of units market rate and 40% affordable to households earning 60% of areawide median income (AMI). Development team also will pursue vouchers to allow some affordable units to be affordable to those making 30% AMI.

HOUSING AND/OR AFFORDABILITY ARE NOT A PRIORITY AT UHT



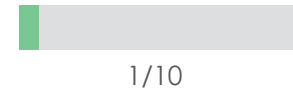
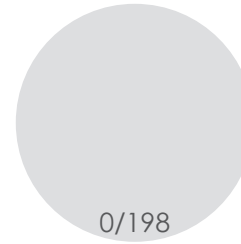
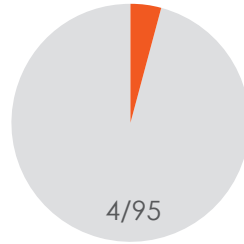
# PARK

15.5 ACRES OF PARKLAND IS NOT SUFFICIENT. CPAC OPEN SPACE HELPS, BUT WHAT HAPPENS WHEN AND IF CPAC IS NO LONGER OPERATING?



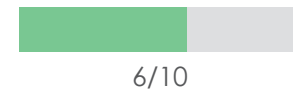
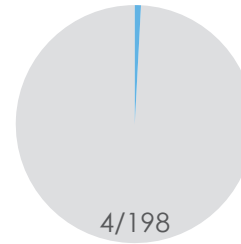
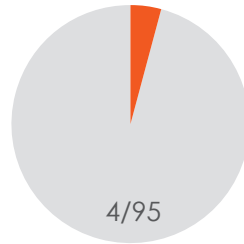
Total changes result in 19.5 acres of MPRB owned parkland (25% increase), plus 1.5 acres of potential future public park. Linear park will be reconfigured to allow more depth for riverbank restoration and for separated pedestrian, bike and vehicular movement options for future flexibility. Additional park area added in the southern area. Outer lawn portion of CPAC will be owned by MPRB or City and leased to CPAC; would revert to public control if CPAC ever ceases operation. This change in ownership prevents unwanted private development and could convert 1.5 acres of privately operated, publicly accessible green space to full public park in future if CPAC is no longer operating.

CPAC AND HOTEL PRIVATIZE RIVERFRONT AND DON'T ALLOW ENOUGH PUBLIC SPACE NEXT TO RIVER. PARKWAY SHOULD CONSISTENTLY BE BETWEEN PRIVATE DEVELOPMENTS AND RIVERFRONT



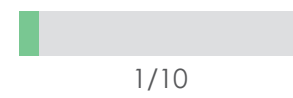
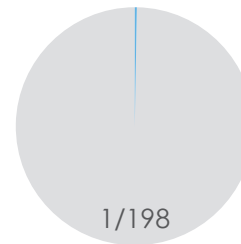
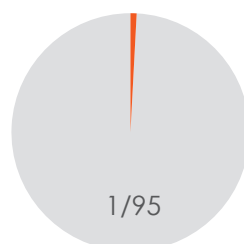
The needs served by private development in these areas are important and have considerable community support. Team will explore design guidelines to make sure that any private development near the river is human-scaled and supportive of public realm.

THERE NEEDS TO BE ACCESS TO THE RIVER, NOT JUST BEING ABLE TO SEE IT FLOW BY



Other options such as docks, fishing piers, Paddle Share and perhaps floating amenities will be explored as park planning proceeds. Likely locations would be at Dowling Plaza, Relics Park and beach area at southern end.

PARK SPACE IS TOO LARGE

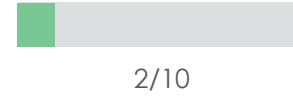
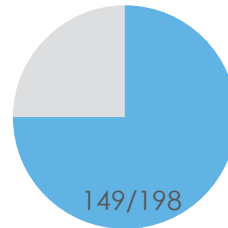
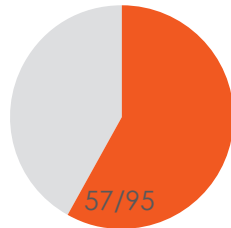


Reasonable space is needed to allow for circulation and key amenities discussed in previous planning efforts. Strong public spaces are also important to support development.

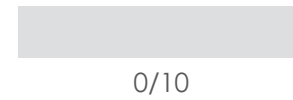
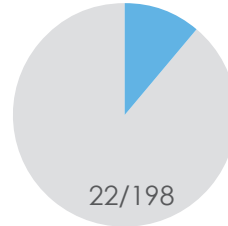
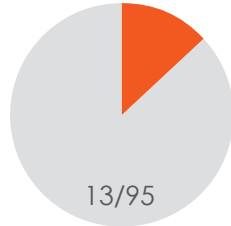
# DEVELOPMENT

## COMMUNITY INNOVATION HUB

SUPPORT THE IDEA



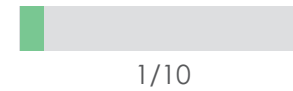
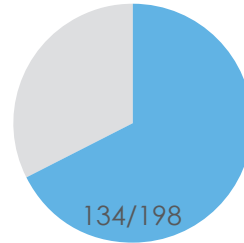
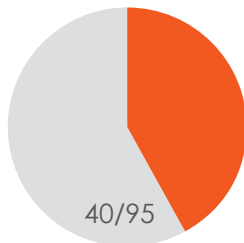
NOT SUPPORTIVE OF THE IDEA. SOME NOT SUPPORTIVE OF LOCATION. CONCERNS THAT THERE IS NOT ENOUGH DETAIL ABOUT PROPOSED USE TO EVALUATE ITS FEASIBILITY.



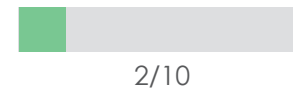
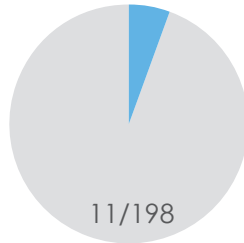
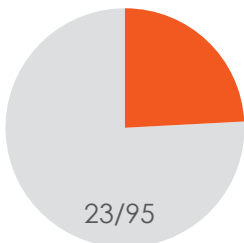
More information about possible Community Impact Hub components will be included in revised concept plan.

## HOTEL

IN FAVOR OF HOTEL AS PROPOSED

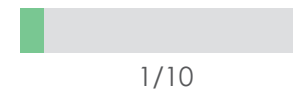
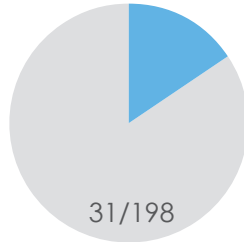
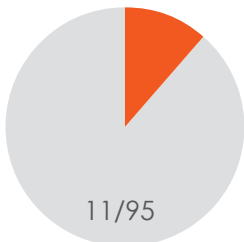


CONCERN THAT HOTEL DOES NOT BENEFIT LOCAL COMMUNITY OR PROVIDE TYPES OF JOBS THAT COMMUNITY NEEDS



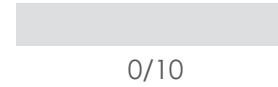
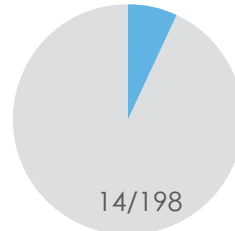
As hotel owner, THOR will work with community to maximize Northside hiring, and all jobs will pay at least \$15 minimum wage. Other options to benefit community will be explored, e.g., food service that is culturally sensitive (ideally provided by local businesses). Hostel units may be explored elsewhere on site.

CONCERNS INCLUDING DESIGN, MARKET AND GENERAL DESIRABILITY



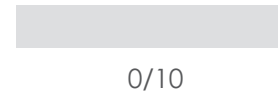
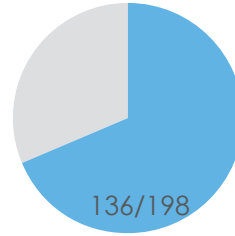
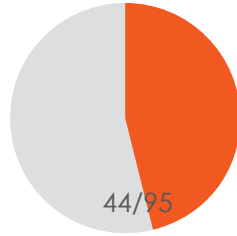
## OFFICE/ MIXED-USE

DOES NOT BENEFIT COMMUNITY OR PROVIDE TYPES OF JOBS THAT COMMUNITY NEEDS



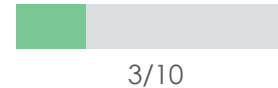
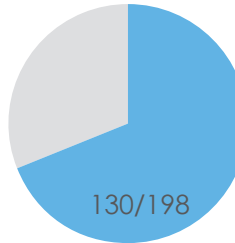
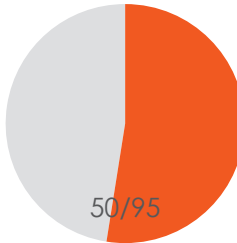
Development team will work with community to identify desired types of jobs to inform tenant solicitation and will explore ways to support those jobs going as much as possible to local residents.

OFFICE ON PARCEL NEXT TO FREEWAY AND AWAY FROM RIVER IS A GOOD CHOICE AND CAN PROVIDE MEANINGFUL JOBS

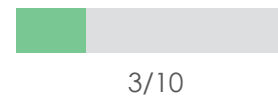
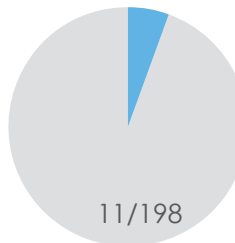
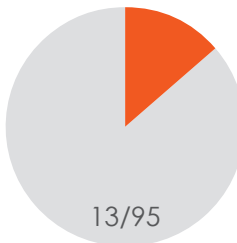


## COMMUNITY PERFORMING ARTS CENTER CPAC

IN FAVOR OF CPAC LARGELY AS IS SHOWN



CPAC DOES NOT BENEFIT COMMUNITY, IS NOT FOR PEOPLE IN NORTH OR WILL INCREASE POSSIBILITY OF DISPLACEMENT AND GENTRIFICATION



Development team, led by First Avenue Productions, will work with community representatives to develop a community benefit package, including community control of free programming, youth employment and support of community businesses in CPAC procurement.