

Community Planning & Economic Development

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MEMORANDUM

Date: August 28, 2019
To: Upper Harbor Collaborative Planning Committee
From: Erik Hansen, Director of Economic Policy & Development
Subject: Upper Harbor Concept Plan Elements and Values Review

The Collaborative Planning Committee requested summary information on the elements of the Upper Harbor Concept Plan, the project goals and values, and themes emerging from the Committee process to date.

Summary of Development Elements in Council-Approved Concept Plan

The approved Upper Harbor Concept Plan sets ranges (# of units or square footage) for physical developments in Phase 1. The charge of the Committee is to work with the City and the development team to refine these ranges into 3 options. This is to be followed by the Committee making a recommendation on a preferred option, addressing six of the following seven categories:

Housing

- 240 to 530 units
- At least 40% of units built to be affordable to people earning an income at or below 60% of the area median income (or about \$60,000-per-year or less for a family of 4).

Outdoor Music Performance Venue

- A year-round venue
- Capacity of 7,000 and 10,000 people during summer, or outdoor, use of the venue

The Community Hub

- A community-focused, community-owned development supportive of “green” jobs, urban food systems, and community access to such uses
Square footage ranging between 135,000 and 285,000 square-feet

Office

- Speculative, privately-financed office building
- Ranging between 104,000 to 230,000 square feet of office

Hospitality

- 140 to 310 rooms, or equivalent square footage
- Hospitality uses such as a hotel, hostel, or event facility

Commercial/Retail

- Ground floors of the office, residential and hospitality buildings will include active uses
- Collectively ranging in size between 39,000 and 86,000 square feet.

Park boundary and park space*

- The Minneapolis Park and Recreation Board (MPRB) will lead the process to define the park and open space elements
- 19.5 acres of park space, including the north-south street that will function as the parkway.

* *This is not the charge of the Committee*

Infrastructure

- The Concept Plan includes City and Minneapolis Park and Recreation Board infrastructure.
- Estimated cost of \$25,000,000 would cover the costs of the City's portion to build infrastructure elements in Phase 1 such as:
 - Roads
 - Sewers
 - Realignment of power lines.
- Estimated cost of at least \$12,000,000 for initial riverfront park improvements in Phase 1 on the northern half of the site which includes:
 - Linear bicycle/pedestrian trails
 - Restored riverbank
 - Renovation of some or all of the existing river wall/dock structure for recreational access
 - Two larger park areas (at Dowling/the river and to the south of the "relics")

Council-Approved Concept Plan Values

The Concept Plan recognizes that this redevelopment project is happening within a vulnerable community and presents a significant opportunity to build community wealth on the Northside. The City, MPRB, and the development team are doing business differently by bringing the following values to the Upper Harbor Terminal redevelopment project:

- Disrupting gentrification and displacement
- Racial equity and justice
- Community ownership
- Environmental justice and sustainability
- Affordable housing
- Valuing public space and infrastructure

Redevelopment Goals: Characteristics of Success

With input from the community during engagement between 2015 and 2017, the City and the MPRB defined their overall vision for redevelopment of the Upper Harbor site through 9 "Characteristics of Success". The City and MPRB will consider the Upper Harbor redevelopment project to be successful if it achieves as many of the following characteristics as possible:

- Achieves the Equitable Development Principles
- Includes a first-class regional park
- Connects into the fabric of the community
- Offers a significant riverfront-oriented destination
- Provides high quality, community-benefitting private development
- Reflects the history of the site
- Incorporates high quality design
- Showcases "green," sustainable approaches and features

Collaborative Planning Committee Themes

The Committee discussed and informally agreed at its August 14th meeting to the following themes emerging from the first two months of this process:

- Community Ownership
 - Financial Ownership

- Sense of Belonging
 - Ownership of the vision & process
- River Connection & Sustainability
- Anti-Displacement
 - Housing for northsiders on site
 - Limit impacts of investment to surrounding neighborhoods
- Economic Inclusion and Jobs
- High Quality Parks
- Location of the music venue and the hospitality use