

Community Planning & Economic Development

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MEMORANDUM

Date: September 10, 2019
To: Upper Harbor Collaborative Planning Committee
From: Erik Hansen, Director of Economic Policy & Development
Subject: Updated Upper Harbor Engagement & Decision Process

The Upper Harbor Coordinated Plan will include the division of the land into park, infrastructure, and development uses, identify the location of Concept Plan development uses (housing, office, hub, etc.), and articulate the community benefits from each use. The CPC, City, and Development team will complete this Plan by March 2020, building out community benefits after setting the development site plan using a 3-step process.

Community benefits

Example community benefits to develop and test for the Coordinated Plan and development term sheets:

- Ownership structure (community, private, public)
- Living wage job creation
- Contracting and procurement inclusion
- Design considerations
- Community-based programming
- Environmental sustainability
- Anti-displacement strategies
- Financial feasibility

3-step process to set development pattern

Overall, we will follow a 3-step process that looks at the site holistically. These 3 steps are:

Steps	DECISION POINTS
Step 1 – Set Music Location, development/park boundary, and set northern parkway alignment	Music Venue Location: (a) Concept Plan’s location embedded in the park OR (b) the alternative location at the south end of Phase 1 development (presented at August 14 th CPC)
	Roadway alignment for the north-south parkway for the alignment north of Dowling: (a) River alignment OR (b) Railroad alignment
	Development/Park Boundary – decisions on music venue and parkway alignment set the development/park boundary
Step 2 – Determine development parcels	Which parcels to include in Phase 1 and future phases (specifically responding to a jobs park request at the south end of the site)
Step 3 – Determine location development elements (housing, Hub, retail, office, etc.)	Determine location of development elements
	Determine phasing of development

Calendar

September 11	CPC Meeting	Process update and site tour
September 18	Learning Table	Topic: music venue and community ownership models
September 25	CPC Meeting	Decisions on music venue location and introduction on the northern parkway alignments
October 9	CPC Meeting	Introduction to the development and community benefits questions for the CPC Design Day
October 12	CPC Design Day	Extended CPC work session through the 3-steps process and initial drafting of 3 development scenarios
October 16	Learning Table	Infrastructure
October 23	CPC Meeting	Discussion/recap of CPC Design Day and the draft development scenarios
November and future	CPC Process Subcommittee will develop meeting agendas to complete feasibility and specific community benefits	Evaluate feasibility of each scenario and define community benefit expectations