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:

<table>
<thead>
<tr>
<th>Steps</th>
<th>DECISION POINTS</th>
</tr>
</thead>
</table>
| 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 14th 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 |
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Type</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 11</td>
<td>CPC Meeting</td>
<td>Process update and site tour</td>
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<tr>
<td>September 18</td>
<td>Learning Table</td>
<td>Topic: music venue and community ownership models</td>
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<tr>
<td>September 25</td>
<td>CPC Meeting</td>
<td>Decisions on music venue location and introduction on the northern parkway alignments</td>
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<td>October 9</td>
<td>CPC Meeting</td>
<td>Introduction to the development and community benefits questions for the CPC Design Day</td>
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<td>October 12</td>
<td>CPC Design Day</td>
<td>Extended CPC work session through the 3-steps process and initial drafting of 3 development scenarios</td>
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<td>October 16</td>
<td>Learning Table</td>
<td>Infrastructure</td>
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<td>October 23</td>
<td>CPC Meeting</td>
<td>Discussion/recap of CPC Design Day and the draft development scenarios</td>
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<td>November and future</td>
<td>CPC Process Subcommittee will develop meeting agendas to complete feasibility and specific community benefits</td>
<td>Evaluate feasibility of each scenario and define community benefit expectations</td>
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