



Upper Harbor Collaborative Planning Committee

Regular Meeting Minutes

October 30th, 2019 5:00-7:30 p.m.

LOCATION CHANGE NorthPoint Health & Wellness Center, 1256 Penn Ave N., 5th floor

In attendance: Alexis Pennie (Chair), Melissa Newman, Markella Smith, Mary Jamin Maguire, Grace Rude, Tanessa Greene, Channon Lemon, Jashan Eison, Vanessa Willis, Princess Titus, Britt Howell, Paul Bauknight, Bill English, Phits Nantharath (Quorum 8)

Absent: Tessa Anttila (Vice Chair), Gayle Smaller

Staff: Hilary Holmes

Call to Order

Adoption of the Agenda

Approve agenda. Motion passes.

Adoption of Meeting Summaries from 9-11-19 and 9-25-19

Motion to approve meeting summaries. Motion passes.

Presentation

1. Introduction of Upper Harbor Equitable and Resilient Inclusive Development Matrix (Joy Marsh Stephens, Director, Division of Race & Equity, City of Minneapolis)

Ms. Stephens discussed the steps used to develop decision matrix, the purpose – how the matrix will be used, and CPC considerations – questions and feedback needed from CPC members to forward to Joy by Friday November 8th, prior to next CPC meeting. Re: worksheet section is how you would use matrix and specific decision points – once you get to point of recommendation(s) is that structured in a way that it would help document CPC members decisions?

Per Committee member question decision matrix is not prioritized, not based on CPC values ranking. Committee discussed values ranking. Staff will send out values survey again for CPC members.

2. Parkway Alignment & Venue Location (JoAnna Hicks, City's Project Management consultant)

Joanna Hicks introduced herself and gave background on the site plan alternate to move northern alignment of parkway to river side of development parcels and venue location out of

the park and to the south of the park based on CPC, CAC, community feedback and technical feasibility of the parkway and venue location approved in the Concept Plan. There are technical and design challenges related to the Dowling Ave railroad crossing. As a result, intersection of Dowling and the parkway has to shift away from the railroad crossing. This supports moving the northern parkway alignment from the railroad to the river side of the development parcels, and moving the venue south and locating it out of the park, to address concerns about operations and siting of venue within the park.

Through July and August the technical team (City, Park Board, engineers) explored the venue location in/out of park, and northern parkway reorientation based on feedback. Became apparent that there were technical issues with the Concept Plan that was making it difficult to achieve outcomes. Intention was to provide options to CPC in September. Those pros/cons went to Park Board CAC with preference for alternate plan. Therefore the intersection of Dowling & the parkway has to shift away from the railroad. As we looked at challenges, can't find solution to alignment. Venue location doesn't provide loading/access and there was a concern from MPRB that multiple smaller parks made it more difficult to program. Venue adjacent to park with different development timelines would be difficult to time. Public access between park/venue not clear. Looked at parkway realignment which solved the safety design issue from traffic perspective and provides a stronger presence and public access to the park and river. It is the same park area but gives more flexibility for programming, and decreases side yard situations. The venue shift can provide loading and service access. The CAC approved the alternate plan on 10/22, with a recommendation from technical team.

*Committee comment: CAC did not receive same info. 10/22 CAC meeting moved forward recommendations, the prior meeting did not present pros/cons tradeoffs. Was not informed decision. Recommendation from CAC not based on what JoAnna is presenting today. Joanna Hicks: Within last 2.5 weeks ago new information from weekly technical staff meetings. Advancing from pictures to engineered drawings. Working through stacking requirements, originally laying out pros/cons then became only feasible option. Committee comment: Would like to have CPC officially support this. Not implying agreement or disagreement about the music venue. Supporting alternate parkway alignment. Park Board has, AFCAC has with a caveat for venue. Make motion to vote on whether we accept or don't accept. Committee comment that it was never intended for CPC to vote. Even if option is being strongly recommended some things make sense about it - critical public access to park space and dedicated space, environmental concerns being addressed. If there are not more oppositions there's been a lot of work during the hiatus that we agreed to. Unless we oppose maybe we should move forward. Committee comment: were told early in process that we would be making decision. Want to be involved. Park CAC was told CPC would decide. City has come forward and said this is it. Need to be on board saying we like this and don't change it again. Want to be on record at this time saying we agree with this. Important piece of Grand Rounds and Great River Road. Committee comment: Based on what we asked City went back to table. We asked for certain things and you brought it to us. Aligns with what we said we wanted – the road to run along river. **There was a motion and a second to revisit after next portion of the agenda.***

Discussion

3. Upper Harbor Housing Study (Councilmember Cunningham; Shauen Pearce, Mayor's Office; Becky Landon, Landon Group - affordable housing consultant; and Brandon Champeau, United Properties)

Shauen Pearce introduced housing update. Info to discuss the financial aspects, what gets built, what doesn't get built and unit mix and type. Becky Landon introduced herself. There is opportunity for 3-6 housing developments – will be mix of rental/ownership. Want feedback on development – what is right # units and range, what type of unit mix and what affordability strategies is CPC interested in. There is a standard way these are financed due to limited tools for affordable housing. Scenarios shown are typical mix of family oriented - 2 & 3 BR units. Other type is 1 & 2 BR workforce – it is all affordable housing. Affordable housing means rents and tenant incomes are restricted. Should we be digging deeper in family and workforce or a mix? 160 units is for illustration purposes only, some sites can accommodate more units. Walked through the 5 financial scenarios, 5 different affordability levels shown with rents and targeted HH income. All of these models assume tenants pay all of their rent. 30% and 50% rents tie well to Section 8, would not preclude having Section 8 in the housing developments.

Committee questions and comments. Was there a scenario created for home ownership?

Answer: yes - Pete Keely with Collage Architects will address that. Majority of black renters in Minneapolis do not reach 60 or 80 AMI. It is a significant issue that black people cannot live in these buildings. Who can actually afford to live there is a big deal. Who and how you target units to is very important. Where are the City funds (for affordable housing finance) coming from?

Answer: TIF taxes produced by that development. Affordable Housing Trust Fund is multiple sources – will get breakdown to CPC. Also County, Met Council and philanthropy are all sources for affordable housing finance.

Pete Keely from Collage Architects introduced himself. Discussed what sites are good for housing and what fits in order to give CPC the tools to answer what fits and how big. Like what does 160 units look like. Massing models to get sense of how big they are issues about how many where what type and how high. Why parcels 1, 6, 7 - connection to Dowling, river, park. Each site offers opportunities and challenges.

The Committee broke up into 3 small groups with the housing presenters distributed between the tables to discuss the 3 questions presented to the Committee.

*The Committee gathered in the large group. **Revisited earlier motion and second re: parkway alignment alternate. Motion passed.***

Announcements

Adjournment

Next Meeting: November 13th, 2019 at NorthPoint Health & Wellness Center, 1256 Penn Ave N., 5th floor

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