

COMMUNITY HUB AT UPPER HARBOR TERMINAL

February 2020

An idea that originated out of community engagement on the Upper Harbor Site in 2017-2018, the Concept Plan included a Community Innovation HUB with proposed uses supportive of urban food systems and community access to such uses.

Some of the initial proposed uses that were to be explored included office space for green businesses, an indoor-outdoor marketplace, greenhouse and aqua(hydro)ponics growing space, and possibly an integrated utility hub.

We are at the beginning of the process of evaluating the feasibility of creating a successful and sustainable community HUB for North Minneapolis, which includes the steps listed below:

- EVALUATE SITE OPTIONS**
- DETERMINE POTENTIAL COMMUNITY HUB PROGRAM**
- IDENTIFY DEVELOPER/ SPONSOR ORGANIZATION**
- EVALUATE MARKET FEASIBILITY**
- SECURE FUNDING**
- NEGOTIATE TERM SHEET WITH THE CITY**
- DESIGN/ PLANNING PROCESS**
- CONSTRUCTION START**

Depending on the size/scale and complexity of the HUB that is pursued, the timing to complete all of the steps above is likely to take approximately 2-5 years, and could potentially be longer.

The CPC is being asked to answer the following question:

Is the priority to pursue a large, centralized HUB (The “Highlander Model”) or should the HUB uses be spread across the site to activate multiple parcels as they are developed?

The answer to this question drives both the timing of the HUB, the selection of the potential community sponsor(s), and how to plan for the balance of the ground floor uses on the site. Ultimately the CPC will also make recommendations on the mix of uses to be included in the HUB and a recommendation on community partner(s) and organizational structure.

- 1) **EVALUATE SITE OPTIONS:** The development team has identified multiple options on the site that could work for a community hub, depending on the size and programmatic elements that are included in a potential HUB. The integrated utility hub is a concept that is currently being evaluated by the City of Minneapolis Public Works department, but is not being considered on this site.

a. CENTRALIZED HUB:

- i. Scenario 1: Washington Ave HUB. A 75,000 SF stand alone building on Parcel 6B could be pursued with programs that could include an entrepreneurial center/Academy, Learning Center (STEAM), Maker Spaces, Coworking and Advanced Industry Training Center.
- ii. Scenario 2: Health & Wellness HUB. Parcel 6B could accommodate a 100,000 SF health & wellness HUB with local community partners that would include a health club, indoor sports, wellness clinic, entrepreneurial center/Academy, financial training centers, Learning Center (STEAM), Food Hall/Dining Room (local chefs), aquaculture/aquaponics, green house, urban agriculture and healthy food cooking/preparation and training.
- iii. Scenario 3: Riverfront HUB: Parcel 4 could support a 100,000 SF community hub building with a food hall/dining room (local chefs), event hall, restaurants (local chefs), daycare, school, live music, local artist galleries, music school/academy, performing arts centers, museum, education centers (history/neighborhood, etc), and boat house as potential program uses.

b. FOOD HALL:

- i. Scenario 1/2: Large Food Hall at Dowling. Both scenarios 1 and 2 show a 26,500 SF Food Hall use on Parcel 1B creating opportunities for public dining facing the park and the river.
- ii. Scenario 3: Small Food Hall at Dowling. A 14,000 SF Food Hall use on Parcel 1B creating opportunities for public dining facing the park and the river.

c. GREENHOUSE/ AQUAPONICS: Parcel 4 could support a 19,200 SF aquaponics use.

d. OFFICE SPACE:

- i. Scenarios 1 & 3. Both scenarios show the potential for entrepreneur/office space as part of the ground floor of Parcel 6B's mixed use building.

e. EVENT HALL:

- i. Scenario 1-3: A potential 3,500 SF event hall is included as part of the "Urban Mixer" concept on Scenarios 1-3.

2) POTENTIAL DEVELOPER/ OPERATORS

- a. *HEALTH & WELLNESS HUB.* Emerging discussions have been had with local partners who are interested in pursuing a Health & Wellness HUB. This concept has some initial investors and completed a feasibility study for a different site. If the CPC is interested in pursuing this concept, the next step would be for the developer to complete a market feasibility study for this site.
- b. *FOOD HALL:* There has been some initial groups who have expressed interest in pursuing a food hall. If the CPC is interested in pursuing this concept, the next step

would be for the developer to identify a sponsor organization(s) who could complete a market feasibility study for this site.

c. OTHER OPERATORS: