upper~harbor

Development Team Updates
Collaborative Planning Committee - Saturday 22 February 2020
9:00AM-9:15AM: Welcome & Introductions
9:15AM-9:45AM: Infrastructure/ Public Realm
9:55AM-10:05AM: Introduction of Scenarios
10:05AM-11:30PM: Parcel-by-Parcel Comparison
11:30PM-12:00PM: Lunch
12:00PM-1:30PM: Discussion / CPC Recommendations
1:30PM-2:00PM: Next Steps
Time Line: Process and Progress

- **February 22**
  - CPC Workshop

- **February 26**
  - CPC Meeting
  - Community Ownership Models

- **March 11**
  - CPC Meeting
  - Presentation of Revised Scenarios

- **March 25**
  - CPC Meeting
  - Review and Discuss Draft Coordinated Plan

- **April**
  - Community Engagement

- **April 22**
  - Final Scenario to be Approved
  - Continued Discussion of Draft Coordinated Plan

- **May**
  - Final Coordinated Plan for Submission to Council
Vision

Connecting the world to the rich culture of North Minneapolis via equitable and inclusive development that achieves healthy community outcomes.

Goals

1. Address current community needs.
2. Build community capacity.
3. Inspire community ownership and control.
4. Implement culturally relevant design and celebration.
Community Benefit Strategies: What Makes It North

- Economic Inclusion, Jobs & Careers
- Affordable Housing
- Wealth Creation & Community Ownership
- Mobility, Public Space & Infrastructure
- Disrupting Gentrification & Displacement
- Environmental Justice & Sustainability
Community Benefit Strategies: What We Heard

Economic Inclusion, Jobs, Careers
- Financial ownership & economic inclusion – working on project, companies owned by POC on the project & employed from the neighborhood
- Need to create space for high paying jobs
- Advance job creation as part of Phase 1
- Local hiring construction and end user businesses – goals/requirements
- Supplier diversity goals
- Diversity on development team
- Opportunities for Northside and POC firms, predevelopment and construction
- Make sure job/career pathways are accessible to Northsiders
- Job training - partner for job training i.e. Summit Academy
- Venue: Jobs should go to Northsiders
- Small business/entrepreneur incubator/accelerator
- Affordable commercial space/shared commercial space
- Advanced manufacturing/industries i.e. modular construction manufacturing, robotics, 3D printing
- Food hub/food related businesses
- Mentorship/internship requirements of businesses on site
- Ownership: cooperative, commercial space condos
- Youth Board of Advisors and Training options for youth

Affordable Housing
- Family housing units
- Priority placed on those already living within Northside zip codes
- Affordable housing for seniors
- Affordable housing for workforce
- Multi-generational/life-cycle housing
- Supportive, transitional housing
- Incorporate project based vouchers for 30% AMI into housing developments
- Mixed income housing
- Need to maximize the number of units and offer a range of housing types and affordability
- Workforce on Parcel 7a, families on Parcel 6, townhomes/ownership on Parcel 7b
- Income averaging - want mix because want to have diversity.
- Income averaging, but figure out the maximum number of 30% and 50% units we can include, within a feasible funding gap
- Affordability must be affordable to Northside
- Every phase should have housing
- A wide range, a variety of housing options and types
- Full range of housing 30% all the way up to luxury

Wealth Creation & Community Ownership
- Consider public and/or community ownership on multiple levels: land, developments, units (within developments), governance/programming/operations
- Support and capacity for BIPOC vendors
- Community ownership shares in a development
- Employee stock options
- Community land trust
- Re: music venue -
  1. Community voice & decision making on artists coming into venue
  2. Creating Community Development fund w fees to be used on arts, youth programming, leadership opportunity, or maybe housing
  3. High paid jobs – union jobs?
  4. Youth leadership & training opportunity
  5. Art gallery - local art displayed
  6. Discounted tickets

Mobility, Public Space & Infrastructure
- Community access to site – transit/bike pedestrian
- Strengthen connection of McKinley and neighborhoods Want space/green space across site/developments for better quality of life
- Dedicated trails, parks, plazas, squares and recreation areas
- Community spaces: Gardens and community/event spaces accessible to all residents on site and Northsiders
- Connect site to the Grand Rounds
- Spaces/places that celebrate the history of the site and area

Disrupting Gentrification & Displacement
- Affordable housing, anti-displacement strategies & community ownership can be addressed together
- For the area surrounding Upper Harbor, there needs to be a property tax freeze and rent control so those living in the area are not displaced
- How will we (Northsiders) maintain control and decision-making authority; need a voice in governance throughout the process
- Must give North ownership
- A catalyst to a bold and visionary future; controlled by community so ‘community’ remains

Environmental Justice & Sustainability
- Sustainable transportation and food
- Urban agriculture
- Sustainability certif cation i.e. LEED for Cities and Communities
- Solar power – community solar

Community Benefit Strategies: What We Heard

22 February 2020
Location: Upper Harbor Terminal and Surrounding Neighborhood

- Dowling Ave.
- 42nd Ave.
- Lyndale Ave.
- Lowry Ave.
- Penn Ave.

Connections:
- North Mississippi Regional Park
- Connection to North Minneapolis Communities
- Folwell Park
- Cityview School
- Upper Harbor Site
- Xcel Power Plant
- Marshall Terrace Park
- I-94
- 33rd Ave.
Introduction of Scenarios
### Introduction of Scenarios: At a Glance

**Scenario 01: Innovation & the New Economy**
1a Senior Housing  
1b Family Housing and HUB  
2 Park as Part of a Larger Network  
3 Music Venue  
4 Food Production and Aquaponics  
5 Office and Production - Single Tenant  
6a Workforce Housing and Commercial  
6b Community HUB  
7a Unrestricted Housing and Commercial  
7b Parking and Green Space

**Scenario 02: Health, Wealth, & Wellness**
1a Townhomes (Ownership)  
1b Townhomes (Ownership) and HUB  
2 Park as Part of a Larger Network  
3 Music Venue  
4 Office and Production - Single Tenant  
5 Office and Production - Multi-Tenant  
6a Family Housing and HUB  
6b Health and Wellness Center  
7a Unrestricted Housing and HUB  
7b Boutique Hotel

**Scenario 03: Community Celebration**
1a Townhomes (Ownership)  
1b Townhomes (Ownership) and HUB  
2 Park as Part of a Larger Network  
3 Music Venue  
4 Community HUB  
5 Office and Production - Single Tenant  
6a Unrestricted Housing and Commercial  
6b Family Housing  
7a Workforce Housing and HUB  
7b Townhomes (Ownership)
**Scenario 01: Innovation & the New Economy**
- Job Training Center
- Entrepreneurial Center/Academy
- Learning Center (STEAM)
- Maker Spaces
- Co-working
- Advanced Industry Training Center

**Scenario 02: Health, Wealth, & Wellness**
- Food Hall/Dining Room (Local Chefs)
- Aquaculture/Aquaponics
- Green House and Urban Agriculture
- Healthy Food Cooking/Preparation/Training
- Wellness Clinic
- Health Club
- Indoor Sports
- Financial Training Centers

**Scenario 03: Community Celebration**
- 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.)
“The whole is greater than the sum of its parts.”
In other words, when individual parts are connected together to form one entity, they are worth more than if the parts were only considered individually.
Parcel-by-Parcel Options
Riverfront Housing

**Housing Character:**
What is the appropriate size, design and density for the housing parcels fronting the River?

**Housing Affordability:**
Does the strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?
**Scenario 01: Senior Housing**

Parking (2 Level Ramp): 35,000 ft², 100 Stalls (total)
Housing:
- Studio: 5 Units @ 500 ft² each
- 1 Bedroom: 54 Units @ 720 ft² each
- 2 Bedroom: 21 Units @ 1,000 ft² each
- Townhomes: 10 Units @ 1,500 ft² each

Built Area Total: 130,000 ft²

- Pursue an Overlay Exemption to Achieve Greater Density

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**Scenario 02: Townhomes (Ownership)**

Parking (Private Garage): 8,000 ft², 40 Stalls (total)
Housing:
- Studio: 24 Units @ 1,400 ft² each
- 3 Bedroom: 21 Units @ 1,000 ft² each

Built Area Total: 41,600 ft²

- 35’ Max Height per Overlay District
- Each Unit has 2-Car Garage

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**Scenario 03: Townhomes (Ownership)**

Parking (1 Level Ramp): 17,500 ft², 50 Stalls (total)
Housing:
- Studio: 23 Units @ 650 ft² each
- 1 Bedroom: 12 Units @ 1,200 ft² each
- 2 Bedroom: 4 Units @ 1,800 ft² each

Built Area Total: 54,100 ft²

- Max Height per 2040 Plan

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*all areas are approximate  
*all unit mix/counts are estimates  
*assuming ~350sf of ‘parking’ per stall  
*typical grossing factor of 0.80 applied to housing
Scenario 01: Senior Housing

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

Affordable Housing
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption*

Wealth Creation & Community Ownership
- Townhomes (Ownership) and Age-Restricted Senior Cooperative
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Direct Access to the River and Park

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 1a: What Makes it North?
Scenario 02: Townhomes (Ownership)

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Parcel 1a: What Makes it North?
Scenario 03: Housing - Townhomes

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

Affordable Housing
- Medium Density Provides Reasonable Amount of Larger Units
- Could Pursue Land Trust Ownership Strategy for Subsidized, Long-Term Affordability*

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Direct Access to the River and Park

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
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Parcel 1a: What Makes it North?
**Scenario 01:** Senior Housing

**Scenario 02:** Townhomes (Ownership)

**Scenario 03:** Townhomes (Ownership)

**Parcel 1a:** Scenarios - Precedent
**Scenario 01: Senior Housing**

**Pros**
Offer senior housing next to the park and river.

**Cons**
Requires exemption to overlay district requirements.

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**Scenario 02: Townhomes (Ownership)**

**Pros**
Does not require exemption to overlay district requirements.

**Cons**
Limited housing quantity and mix next to park and river.

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**Scenario 03: Townhomes (Ownership)**

**Pros**
Meets district overlay requirements in 2040 Plan

**Cons**
Lower density than Scenario 01.
Scenario 01: Family Housing and HUB

Parking (2 Level Ramp):
- 45,600 ft²
- 130 Stalls (total)

Housing:
- 1 Bedroom: 24 Units @ 720 ft² each
- 2 Bedroom: 26 Units @ 1,000 ft² each
- 3 Bedroom: 9 Units @ 1,200 ft² each
- Townhomes: 15 Units @ 1,500 ft² each

Community HUB: 26,500 ft²

Built Area Total: 168,200 ft²

Scenario 02: Townhomes (Ownership) and HUB

Parking (Surface+Private):
- 45,600 ft²
- 85 Stalls (total)

Housing:
- 3 Bedroom: 12 Units @ 1,400 ft² each

Community HUB: 26,500 ft²

Built Area Total: 88,900 ft²

Scenario 03: Townhomes (Ownership) and HUB

Parking (1 Level Ramp):
- 20,000 ft²
- 57 Stalls (total)

Housing:
- 1 Bedroom: 36 Units @ 650 ft² each
- 2 Bedroom: 16 Units @ 1,220 ft² each
- 3 Bedroom: 6 Units @ 1,800 ft² each

Community HUB: 14,500 ft²

Built Area Total: 92,400 ft²

• Pursue an Overlay Exemption to Achieve Greater Density
• 35’ Max Height per Overlay District
• Excludes surface parking from Built Area Total
• 65’ Max Height per 2040 Plan

Parcel 1b: Scenarios (Real Estate Data)
Scenario 01: Family Housing and HUB

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Parcel 1b: What Makes it North?

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Food/Event Hall for Community Hub; Priority to Local Chefs or Food Entrepreneurs*

Affordable Housing
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption
- Larger Units for Families
- Pursue Mixed-Income Rental, “See-It, Be-It” Affordability

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- MPRB Tenant Space for Park Programming
- Rooftop Dining with Panoramic Views
- Activate Ground Floor with Food/Event Hall*
- Northside Stories: Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Scenario 02: Townhomes (Ownership) and HUB

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption
- Could Pursue Land Trust Ownership Strategy for Subsidized, Long-Term Affordability*

Affordable Housing
- Food/Event Hall for Community Hub; Priority to Local Chefs or Food Entrepreneurs*

Wealth Creation & Community Ownership
- MPRB Tenant Space for Park Programming
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Rooftop Dining with Panoramic Views
- Actvate Ground Floor with Food/Event Hall*
- Northside Stories: Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

Disrupting Gentrification and Displacement
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Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
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Parcel 1b: What Makes it North?
Scenario 03: Townhomes (Ownership) and HUB

**Economic Inclusion, Jobs & Careers**
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Food/Event Hall for Community Hub; Priority to Local Chefs or Food Entrepreneurs*

**Affordable Housing**
- Medium Density Provides Reasonable Amount of Larger Units
- Larger Units for Families
- Pursue Mixed-Income Rental, “See-it, Be-It” Affordability

**Wealth Creation & Community Ownership**
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

**Mobility, Public Space & Infrastructure**
- MPRB Tenant Space for Park Programming
- Rooftop Dining with Panoramic Views
- Activate Ground Floor with Food/Event Hall*
- Northside Stories: Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

**Disrupting Gentrification and Displacement**
- Zip Code Marketing to Ensure Local Residents are Prioritized

**Environmental Justice & Sustainability**
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 1b: What Makes it North?
**Parcel 1b: Scenarios - Precedent**

**Scenario 01:** Family Housing and HUB

**Scenario 02:** Townhomes (Ownership) and HUB

**Scenario 03:** Townhomes (Ownership) and HUB
<table>
<thead>
<tr>
<th>Scenario 01: Family Housing and HUB</th>
<th>Scenario 02: Townhomes (Ownership) and HUB</th>
<th>Scenario 03: Townhomes (Ownership) and HUB</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pros</strong></td>
<td><strong>Pros</strong></td>
<td><strong>Pros</strong></td>
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<tr>
<td>More affordable housing for families next to the park and river.</td>
<td>Does not require exemption to overlay district requirements.</td>
<td>Meets district overlay requirements in 2040 Plan</td>
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<tr>
<td><strong>Cons</strong></td>
<td><strong>Cons</strong></td>
<td><strong>Cons</strong></td>
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<tr>
<td>Requires exemption to overlay district requirements.</td>
<td>Limited housing quantity and mix next to park and river. Low density housing not cohesive with food hall.</td>
<td>Lower density than Scenario 01.</td>
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**Parcel 1b: Scenarios - Pros & Cons**
The Minneapolis Park and Recreation Board’s 17-member Upper Harbor Terminal Community Advisory Committee (CAC) will work with the MPRB on the next phase of Upper Harbor park planning, including coordinating with the City and developer on infrastructure and private developments that will interact with the future park areas on site.
The Venue
First Ave and LSE Architects have been working closely with the entire development team to ensure the advancement of a shared vision for Upper Harbor Terminal.

More on the Venue will be presented by First Ave and LSE Architects later in the day.
Riverfront Job and Community HUB Parcels

**HUB:**
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?

**Jobs Parcels:**
Do you want to prioritize creating immediate opportunities for quality jobs with companies that are willing to commit to a series of community benefits and job requirements? Or do you want to prioritize specific industries or firms with specific ownership characteristics?
What is the character and design of the building that would be supported along the river parcels? How should the buildings be located relative to the street grid?
**Parcel 4: Scenarios (Real Estate Data)**

**Scenario 01: Food Production and Aquaponics**
- Parking (Surface): 16,200 ft², 46 Stalls (total)
- J obs:
  - Light Industrial: 46,400 ft²
  - Office: 19,200 ft²
  - Aquaponics: 56,000 ft²
- Built Area Total: 137,800 ft²

**Scenario 02: Office and Production**
- Parking (Surface): 16,200 ft², 46 Stalls (total)
- J obs:
  - Light Industrial: 65,600 ft²
  - Office: 46,400 ft²
  - Aquaponics: 19,200 ft²
- Built Area Total: 81,800 ft²

**Scenario 03: Community HUB**
- Parking (1 Level Ramp): 62,000 ft², 177 Stalls (total)
- Community HUB: 90,000 ft²
- Built Area Total: 152,000 ft²

- 35’ Max Height per Overlay District
- Excludes surface parking from Built Area Total
- 160’ East-West Depth
Scenario 01: Food Production and Aquaponics

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Parcel 4: What Makes it North?
Scenario 02: Office and Production

**Economic Inclusion, Jobs & Careers**
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Mix of Jobs Types and Incomes

**Wealth Creation & Community Ownership**
- Priority Marketing to Tenant with North Minneapolis History
- Seek Tenant Willing to Provide Community Job Training or Other Job Capacity Support

**Mobility, Public Space & Infrastructure**
- Direct Access to the River and Park

**Disrupting Gentrification and Displacement**
- Charge Annual Merchants Association Fee to Fund Community Job Training or Other Job Capacity Support

**Environmental Justice & Sustainability**
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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**Parcel 4: What Makes it North?**
Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- See “Potential Community HUB Programs” for Possible Mix of Business, Vendors, and Resources

Wealth Creation & Community Ownership
- Owned and Operated by Local Community Entity (TBD)*

Mobility, Public Space & Infrastructure
1. Grand Stair to Connect Plaza with Parkway and River
2. Elevated Plaza with Views of Park, River, and Skyline
3. Northside Community Boathouse and Recreation Center*

Disrupting Gentrification and Displacement
- Owned and Operated by Local Community Entity (TBD)*

Environmental Justice & Sustainability
1. Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Pursue LEED for Cities & Communities Designation

Scenario 03: Community HUB

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Parcel 4: What Makes it North?
**Scenario 01:** Food Production and Aquaponics

**Scenario 02:** Office and Production

**Scenario 03:** Community HUB

**Parcel 4:** Scenarios - Precedent
**Scenario 01: Food Production and Aquaponics**

**Pros**
Program can support Food Hall on Parcel 1B.
Urban agriculture programming supports sustainable food sources.

**Cons**

**Scenario 02: Office and Production**

**Pros**
Manufacturing jobs created.

**Cons**

**Scenario 03: Community HUB**

**Pros**
Flexible space to accommodate multiple partners and programs.

**Cons**

**Parcel 4: Scenarios - Pros & Cons**
**Scenario 01: Off ce and Production**

- Parking (Surface): 34,200 ft², 97 Stalls (total)
- J obs:
  - Light Industrial: 97,200 ft²
  - Off ce: 19,200 ft²

- Built Area Total: 150,600 ft²

**Scenario 02: Off ce and Production**

- Parking (Surface): 58,200 ft², 166 Stalls (total)
- J obs:
  - Light Industrial: 86,400 ft²
  - Off ce: 38,400 ft²

- Built Area Total: 183,000 ft²

**Scenario 03: Off ce and Production**

- Parking (Surface): 49,400 ft², 141 Stalls (total)
- J obs:
  - Light Industrial: 89,500 ft²
  - Off ce: 33,500 ft²

- Built Area Total: 172,400 ft²

- 35’ Max Height per Overlay District
- Excludes surface parking from Built Area Total
- 120’ East-West Depth

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**Parcel 5: Scenarios (Real Estate Data)**

*all areas are approximate

*assuming ~350sf of ‘parking’ per stall
Scenario 01: Office and Production

Economic Inclusion, Jobs & Careers
- Single-Tenant Office + Production; Control Over Industry or Employer Type
- Enforce Zip Code Hiring Priority
- Mix of Jobs Types and Incomes

Wealth Creation & Community Ownership
- Public or Community Ownership of Land*
- Seek Tenant Willing to Provide Community Job Training or Other Job Capacity Support

Mobility, Public Space & Infrastructure
- Direct Access to the River and Park

Disrupting Gentrification and Displacement
- Charge Annual Merchants Association Fee to Fund Community Job Training or Other Job Capacity Support

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 5: What Makes it North?
Scenario 02: Office and Production

Economic Inclusion, Jobs & Careers
- Immediate Job Opportunities Through Multi-Tenant Speculative Development
- Enforce Zip Code Hiring Priority
- Mix of Jobs Types and Incomes

Wealth Creation & Community Ownership
- Public or Community Ownership of Land*
- Seek Tenant Willing to Provide Community Job Training or Other Job Capacity Support

Mobility, Public Space & Infrastructure
- Direct Access to the River and Park

Disrupting Gentrification and Displacement
- Charge Annual Merchants Association Fee to Fund Community Job Training or Other Job Capacity Support

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 5: What Makes it North?
Scenario 03: Office and Production

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 5: What Makes it North?
**Scenario 01:** Office and Production

**Scenario 02:** Office and Production

**Scenario 03:** Office and Production

**Parcel 5:** Scenarios - Precedent
### Scenario 01: Office and Production

**Pros**
- Single tenant can provide largest, immediate impact.

**Cons**
- Narrower footprint is less flexible for tenants.

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### Scenario 02: Office and Production

**Pros**
- Two office structures provide flexible tenant opportunities.

**Cons**
- Narrower footprint is less flexible for tenants.

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### Scenario 03: Office and Production

**Pros**
- Continues existing street grid per Zoning preference.

**Cons**
- Narrower footprint at south building is less flexible for tenants.

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**Parcel 5: Scenarios - Pros & Cons**
Dowling Ave. Housing

**Housing Character:**
What is the appropriate size, design and density for the housing parcels along Dowling?

**Housing Affordability:**
Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?
**Scenario 01: Workforce Housing and Commercial**

Parking (1 Level Ramp): 42,000 ft², 120 Stalls (total)
Housing:
- 1 Bedroom: 48 Units @ 720 ft² each
- 2 Bedroom: 90 Units @ 1,000 ft² each
- 3 Bedroom: 37 Units @ 1,200 ft² each
- 4 Bedroom: 14 Units @ 1,500 ft² each
Community HUB: 36,300 ft²

Built Area Total: 315,300 ft²

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**Scenario 02: Family Housing and HUB**

Parking (2 Level Ramp): 80,000 ft², 222 Stalls (total)
Housing:
- 1 Bedroom: 30 Units @ 720 ft² each
- 2 Bedroom: 80 Units @ 1,000 ft² each
- 3 Bedroom: 30 Units @ 1,200 ft² each
- 4 Bedroom: 14 Units @ 1,500 ft² each
Community HUB: 36,300 ft²

Built Area Total: 314,300 ft²

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**Scenario 03: Unrestricted Housing and Commercial**

Parking (2 Level Ramp): 80,000 ft², 222 Stalls (total)
Housing:
- 1 Bedroom: 47 Units @ 720 ft² each
- 2 Bedroom: 90 Units @ 1,000 ft² each
- 3 Bedroom: 30 Units @ 1,200 ft² each
- 4 Bedroom: 20 Units @ 1,500 ft² each
Community HUB: 30,000 ft²

Built Area Total: 345,300 ft²

- Public courtyard on top of garage structure
- Public courtyard on top of garage structure
- Private courtyard on top of garage structure

**Parcel 6a: Scenarios (Real Estate Data)**

- All areas are approximate
- All unit mix/counts are estimates
- Assuming ~350 sf of parking per stall
- Typical grossing factor of 0.80 applied to housing
- Concept contingent on coordination between Development Team, future CDC, and future potential Partners/Tenants

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**upper~harbor**

22 February 2020
Scenario 01: Workforce Housing and Commercial

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Event Hall with the Views of Park, River, and Skyline. Reduced Rental Rate for Northside Zip Codes.*
- Northside Stories: Public Realm Activation and Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

Affordable Housing
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption
- Pursue Mixed-Income Rental, “See-It, Be-It” Affordability

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Public Access to Public Courtyard
- Courtyard Connect to Courtyard at Parcel 6b

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 6a: What Makes it North?
These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 6a: What Makes it North?

Scenario 02: Family Housing and HUB

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Event Hall with the Views of Park, River, and Skyline. Reduced Rental Rate for Northside Zip Codes.*
- Northside Stories: Public Realm Activation and Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

Affordable Housing
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption
- Pursue Mixed-Income Rental, “See-It, Be-It” Affordability

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Public Access to Public Courtyard
- Courtyard Connect to Courtyard at Parcel 6b

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
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**Scenario 03: Unrestricted Housing and Commercial**

- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Event Hall with the Views of Park, River, and Skyline. Reduced Rental Rate for Northside Zip Codes.*
- Northside Stories: Public Realm Activation and Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood

**Affordable Housing**

- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption
- Pursue Mixed-Income Rental, “See-It, Be-It” Affordability

**Wealth Creation & Community Ownership**

- Townhomes Available for Ownership
- Public or Community Ownership of Land*

**Mobility, Public Space & Infrastructure**

- Elevated View of the Park and River

**Disrupting Gentrification and Displacement**

- Zip Code Marketing to Ensure Local Residents are Prioritized

**Environmental Justice & Sustainability**

- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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**Parcel 6a: What Makes it North?**

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upper~harbor

22 February 2020
Parcel 6a: Scenarios - Precedent

Scenario 01: Workforce Housing and Commercial
Scenario 02: Family Housing and HUB
Scenario 03: Unrestricted Housing and Commercial
Scenario 01: Workforce Housing and Commercial

**Pros**
- Courtyard is easily accessible from Dowling, Washington, and 6b

**Cons**
- Only 1 level of parking

Scenario 02: Family Housing and HUB

**Pros**
- Courtyard is easily accessible from Dowling, Washington, and 6b

**Cons**

Scenario 03: Unrestricted Housing and Commercial

**Pros**
- Additional density than what is shown in Scenario 01 or 02

**Cons**
- Courtyard is not accessible
**Parcel 6b: Scenarios (Real Estate Data)**

**Scenario 01: Community HUB**
- Parking (1 Level Ramp): 42,000 ft², 120 Stalls (total)
- Housing: 15,000 ft², 15 Units (total)
  - 15 Units @1,500 ft² each
- Community HUB: 75,000 ft²

**Built Area Total:** 132,000 ft²

- Public courtyard on top of garage structure

**Scenario 02: Health and Wellness Center**
- Parking (2 Level Ramp): 88,000 ft², 251 Stalls (total)
- Community HUB: 100,000 ft²

**Built Area Total:** 188,000 ft²

**Scenario 03: Family Housing**
- Parking (2 Level Ramp): 87,000 ft², 248 Stalls (total)
- Housing: 246,000 ft², 256 Units (total)
  - Studio: 96 Units @ 500 ft² each
  - 1 Bedroom: 91 Units @ 720 ft² each
  - 2 Bedroom: 32 Units @1,000 ft² each
  - Townhomes: 37 Units @1,500 ft² each

**Built Area Total:** 333,000 ft²

- Private courtyard on top of garage structure

*all areas are approximate
*all unit mix/counts are estimates
*assuming ~350sf of parking per stall
*typical grossing factor of 0.80 applied to housing
*concept contingent on coordination between Development Team, future CDC, and future potential Partners/Tenants
Scenario 01: Community HUB

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 6b: What Makes it North?
Scenario 02: Health and Wellness Center

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- See “Potential Community HUB Programs” for Possible Mix of Business, Vendors, and Resources
- Indoor and Outdoor Youth Athletic Activities

Wealth Creation & Community Ownership
- Owned and Operated by Local Community Entity (TBD)*

Mobility, Public Space & Infrastructure
- Courtyard Connect to Courtyard at Parcel 6a
- Elevated Views of the River

Disrupting Gentrification and Displacement
- Owned and Operated by Local Community Entity (TBD)*

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

Parcel 6b: What Makes it North?

* These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.
Scenario 03: Family Housing

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Parcel 6b: What Makes it North?

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

Affordable Housing
- Higher Density to Increase Total Unit Count;
- Pursue Mixed-Income Rental, “See-It, Be-It” Affordability

Wealth Creation & Community Ownership
- Townhomes Available for Ownership*
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Elevated Views of the River

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation
**Parcel 6b: Scenarios - Precedent**

**Scenario 01:** Community HUB

**Scenario 02:** Health and Wellness Center

**Scenario 03:** Family Housing
**Scenario 01: Community HUB**

**Pros**
An additional level of parking could be provided if the ramp is removed from parcel 7b.

**Cons**
Only 1 level of parking (as shown).

**Scenario 02: Health and Wellness Center**

**Pros**
Local community partner and business plan identified.
Strong synergy with family housing (and youth outreach).

**Cons**

**Scenario 03: Family Housing**

**Pros**
Additional housing and parking.

**Cons**

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**Parcel 6b: Scenarios - Pros & Cons**
Housing Character:
What is the appropriate size, design and density for the housing parcels along Dowling?

Housing Affordability:
Does the strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?
**Parcel 7a: Scenarios (Real Estate Data)**

**Scenario 01: Unrestricted Housing & Commercial**
- Parking (4 Level Ramp): 147,000 ft², 420 Stalls (total)
- Housing: 139,000 ft², 147 Units (total)
  - Studio: 15 Units @ 500 ft² each
  - 1 Bedroom: 102 Units @ 720 ft² each
  - 2 Bedroom: 30 Units @ 1,000 ft² each
- Community HUB: 57,000 ft²
- Built Area Total: 343,000 ft²

**Scenario 02: Unrestricted Housing and HUB**
- Parking (4 Level Ramp): 147,000 ft², 420 Stalls (total)
- Housing: 76,800 ft², 68 Units (total)
  - Studio: 5 Units @ 500 ft² each
  - 1 Bedroom: 37 Units @ 720 ft² each
  - 2 Bedroom: 10 Units @ 1,000 ft² each
  - Townhomes: 16 Units @ 1,500 ft² each
- Community HUB: 31,500 ft²
- Built Area Total: 255,300 ft²

**Scenario 03: Workforce Housing and HUB**
- Parking (2 Level Ramp): 36,000 ft², 102 Stalls (total)
- Housing: 84,800 ft², 80 Units (total)
  - Studio: 5 Units @ 500 ft² each
  - 1 Bedroom: 50 Units @ 720 ft² each
  - 2 Bedroom: 15 Units @ 1,000 ft² each
  - Townhomes: 10 Units @ 1,500 ft² each
- Community HUB: 62,000 ft²
- Built Area Total: 182,800 ft²
Scenario 01: Unrestricted Housing & Commercial

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Activate Dowling with Spaces for Local Entrepreneurs and Artist Exhibition

Affordable Housing
- Higher Density to Increase Total Unit Count;
- Available to meet a diversity of dwelling needs

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Intermodal Parking Ramp for Residents and Event Parking Allows More Residential Units and Flexible Use of Other Parcels.
- Local Artist Integration into Facade / Structure to Give Identity to UHT.

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 7a: What Makes it North?
Scenario 02: Unrestricted Housing and HUB

- These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

**Economic Inclusion, Jobs & Careers**
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Activate Washington Ave with Spaces for Local Entrepreneurs and Flexible Spaces for Community Programming.*
- Activate Dowling with Spaces for Local Entrepreneurs and Artist Exhibition

**Affordable Housing**
- Higher Density to Increase Total Unit Count; Available to meet a diversity of dwelling needs

**Wealth Creation & Community Ownership**
- Public or Community Ownership of Land*

**Mobility, Public Space & Infrastructure**
- Intermodal Parking Ramp for Residents and Event Parking Allows More Residential Units and Flexible Use of Other Parcels.
- Local Artist Integration into Facade / Structure to Give Identity to UHT.

**Disrupting Gentrification and Displacement**
- Zip Code Marketing to Ensure Local Residents are Prioritized

**Environmental Justice & Sustainability**
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 7a: What Makes it North?
Scenario 03: Workforce Housing and HUB

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Parcel 7a: What Makes it North?
Scenario 01: Unrestricted Housing & Commercial

Scenario 02: Unrestricted Housing and HUB

Scenario 03: Workforce Housing and HUB

Parcel 7a: Scenarios - Precedent
### Scenario 01: Unrestricted Housing & Commercial

**Pros**
- The ramp provides district wide and event parking
- District parking supports events and community HUB uses

**Cons**
- Unknown demand for high density, unrestricted income residential

### Scenario 02: Unrestricted Housing and HUB

**Pros**
- The ramp provides district wide and event parking
- District parking supports events and community HUB uses

**Cons**
- No additional district wide or event parking

### Scenario 03: Workforce Housing and HUB

**Pros**
- Additional HUB uses along Dowling at the “gateway” to UHT

**Cons**
- No additional district wide or event parking
**Scenario 01: Parking and Green Space**

Parking (Surface): 37,000 ft²

105 Stalls (total)

Built Area Total: no “built” area

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**Scenario 02: Boutique Hotel**

Boutique Hotel: 111,000 ft²

120 Rooms

Built Area Total: 111,000 ft²

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**Scenario 03: Townhomes (Ownership)**

Parking (Private Garage): 8,400 ft²

22 Stalls (total)

Housing: 31,500 ft²

8 Units (total)

Townhome: 33,900 ft²

21 Units @1,500 ft² each

Built Area Total: 33,900 ft²

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*all areas are approximate
*all unit mix/counts are estimates
*assuming ~350 sf of “parking” per stall
*typical grossing factor of 0.80 applied to housing

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**Parcel 7b: Scenarios (Real Estate Data)**

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22 February 2020
Scenario 01: Parking and Green Space

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

**Parcel 7b: What Makes it North?**

- **Economic Inclusion, Jobs & Careers**
  - Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

- **Wealth Creation & Community Ownership**
  - Support and Capacity for BIPOC Vendors
  - Consider Public and/or Community Ownership on Multiple Levels

- **Mobility, Public Space & Infrastructure**
  - Community Access to UHT Site

- **Environmental Justice & Sustainability**
  - Landscaped Area Contributes to MWMO District Stormwater Management Goals*
  - Pursue LEED for Cities & Communities Designation
Scenario 02: Boutique Hotel

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

Wealth Creation & Community Ownership
- Support and Capacity for BIPOC Vendors
- Consider Public and/or Community Ownership on Multiple Levels

Mobility, Public Space & Infrastructure
- Community Access to UHT Site

Disrupting Gentrification and Displacement

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

Parcel 7b: What Makes it North?
Scenario 03: Townhomes (Ownership)

Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)

Affordable Housing
- Larger Units for Families
- Could Pursue Land Trust Ownership Strategy for Subsidized, Long-Term Affordability*

Wealth Creation & Community Ownership
- Townhomes Available for Ownership
- Public or Community Ownership of Land*

Mobility, Public Space & Infrastructure
- Community Access to UHT Site

Disrupting Gentrification and Displacement
- Zip Code Marketing to Ensure Local Residents are Prioritized

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Rooftop Solar Panels Offer Renewable Energy Source
- Pursue LEED for Cities & Communities Designation

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Parcel 7b: What Makes it North?
**Scenario 01:** Parking and Green Space

**Scenario 02:** Boutique Hotel

**Scenario 03:** Townhomes (Ownership)

**Parcel 7b:** Scenarios - Precedent
<table>
<thead>
<tr>
<th>Scenario 01: Parking and Green Space</th>
<th>Scenario 02: Boutique Hotel</th>
<th>Scenario 03: Townhomes (Ownership)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pros</strong></td>
<td><strong>Pros</strong></td>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Opportunity for Park-n-Ride or intermodal transitions.</td>
<td>Additional opportunity for local employment.</td>
<td>Possible location for home ownership.</td>
</tr>
<tr>
<td><strong>Cons</strong></td>
<td><strong>Cons</strong></td>
<td><strong>Cons</strong></td>
</tr>
<tr>
<td>Direct adjacency to the I-94.</td>
<td>Direct adjacency to the I-94.</td>
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<td>must underwrite market feasibility</td>
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</table>
**Notes:**

**01 HUB:**
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?

**02 Housing Character:**
What is the appropriate size, design and density for the housing parcels fronting the River?
What is the appropriate size, design and density for the housing parcels along Dowling?

**03 Housing Affordability:**
Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?

**04 Jobs Parcels:**
Do you want to prioritize creating immediate opportunities for quality jobs with companies that are willing to commit to a series of community benefits and job requirements? Or do you want to prioritize specific industries or firms with specific ownership characteristics? What is the character and design of the building that would be supported along the river parcels? How should the buildings be located relative to the street grid?

**Scenario 01: Innovation & the New Economy**
01 HUB:
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?

02 Housing Character:
What is the appropriate size, design and density for the housing parcels fronting the River? What is the appropriate size, design and density for the housing parcels along Dowling?

03 Housing Affordability:
Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?

04 Jobs Parcels:
Do you want to prioritize creating immediate opportunities for quality jobs with companies that are willing to commit to a series of community benefits and job requirements? Or do you want to prioritize specific industries or firms with specific ownership characteristics? What is the character and design of the building that would be supported along the river parcels? How should the buildings be located relative to the street grid?

Scenario 02: Health, Wealth, & Wellness
01 HUB:
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?

02 Housing Character:
What is the appropriate size, design and density for the housing parcels fronting the River?  
What is the appropriate size, design and density for the housing parcels along Dowling?

03 Housing Affordability:
Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?

04 Jobs Parcels:
Do you want to prioritize creating immediate opportunities for quality jobs with companies that are willing to commit to a series of community benefits and job requirements? Or do you want to prioritize specific industries or firms with specific ownership characteristics? What is the character and design of the building that would be supported along the river parcels? How should the buildings be located relative to the street grid?
Appendix
Characteristics of Success: A value system for successful redevelopment
MINNEAPOLIS NORTHERN GREEN ZONE GOALS

• Clean up soil and water contamination and redevelop brownfields
• Improve air quality, livability, and pollinator habitat through vegetation, clean energy, and energy efficiency
• Improve air and environmental quality in business and transport
• Increase ‘green’ jobs and career opportunities
• Increase the availability of affordable housing and environmentally high quality housing
• Increase access to healthy affordable food by supporting local systems of growing, production and distribution
• Advance environmental awareness and education in community and schools
• Foster community healing from historical trauma and root shock, using community-based approaches to healing and health
• Stop the patterns of community violence and the cradle to prison pipeline with which it is associated
• Develop an Environmental Justice Scorecard that assesses how well businesses and branches of government do in practicing responsible and responsive environmental stewardship and partnership around environmental justice. Use the scorecard as a tool to drive policy change toward greater environmental justice
• Organize the community to develop ecological consciousness and foster a healthy future that takes care of the earth, takes care of the people, and takes care of the future we choose to create together
• Work with stakeholders and Native Nations statewide to create an environmental justice partnership that fosters a common platform among environmental justice communities, using a Minnesota Environmental Screen to provide a common basis of measurement and protocols for action
NORTH MINNEAPOLIS PROMISE ZONE GOALS:

- Build a more Inclusive Economy that supports the NMPZ as a destination for business growth. We aim to accomplish this by: ensuring dollars are reinvested in the community, increasing capital investment on the Northside that creates jobs for NMPZ residents.
- Improve Health & Safety of NMPZ residents. We aim to accomplish this by: strengthening community-law enforcement relationships by investing in community-oriented policing; increasing access to affordable healthy food.
- Promote stable housing for all NMPZ residents. We aim to accomplish this by: coordinating and publicizing support services related to housing; facilitating partnerships between housing stakeholders working in the NMPZ.
MINNEAPOLIS 2040 GOALS:

- Eliminate disparities
- More residents and jobs
- Affordable and accessible housing
- Living-wage jobs
- Healthy, safe, and connected people
- High-quality physical environment
- History and culture
- Creative, cultural, and natural amenities
- Complete neighborhoods
- Climate change resilience
- Clean environment
- Healthy, sustainable, and diverse economy
- Proactive, accessible, and sustainable government
- Equitable civic participation system
Supplemental Information: Establishing A Community Development Corporation

1. Define the Community
2. Define and Assess Needs
3. Form Initial Steering Committee
4. Provide an Open Forum
5. Develop a Specific Mission
6. Consider and Plan Finances
7. Develop and Draft Bylaws
8. File with Appropriate Regulatory Entities
9. Obtain Federal Employer Identification Number
10. Apply for Federal Tax-Exempt Status
The framework provided by LEED for Cities and Communities credibly tracks progress toward overall sustainability objectives and allows for comparison by and among communities around the world. The platform serves cities and communities of all shapes and sizes and at all phases of their evolution. Participants can be public or privately managed, new or rapidly developing places, mature or fully built-out places, neighborhoods or districts, counties or even small states or countries.

**Benchmark performance against national and global standards:**
Projects track and report progress towards local targets, such as GHG emissions, and support goals set by leadership, such as climate action goals. LEED for Cities and Communities helps local leaders to measure and then communicate sustainability performance and goals in a consistent format and also compare progress against similar jurisdictions.

**Demonstrate commitment to sustainability**
LEED for Cities and Communities helps local leaders to demonstrate a commitment to the environment, human health and economic prosperity. LEED for Cities and Communities benchmarks current performance and helps to educate residents, visitors and business owners that enable continuous improvement and make a community more livable and sustainable.

**Improve the sustainability and quality of life of your community**
The LEED for Cities and Communities rating system provides standards and strategies to improve sustainability performance over time. The best practices help to reduce energy, water, waste, pollution and CO2 at the community scale, and in turn improve air and water quality.

**Develop a culture of data-driven performance management**
Local leaders use LEED for Cities and Communities certification to commit to data-driven decision making and continuous improvement, establish a central data hub for citywide or communitywide progress and demonstrate responsible stewardship of resources.
Thank You