

UPPER HARBOR COORDINATED PLAN

WORKING TABLE OF CONTENTS 3/6/2020

CHAPTER 1 - INTRODUCTION

- 1.1 **Overview of UHT Development** (drafted by the City)
- 1.2 **Brief History: RFP to Concept Plan** (drafted by the City)
- 1.3 **Stakeholders and Partners** (drafted by the City)
- 1.4 **Collaborative Planning Committee** (Scope of work, history of meetings)
- 1.5 **Production of Coordinated Plan** (Scenarios to Plan)

CHAPTER 2 – SITE CONTEXT (Primarily Maps – updated from Concept Plan)

- 2.1 Location & Boundaries (development team)**
- 2.2 Site History (development team)**
- 2.3 Connectivity and Access (development team)**
- 2.4 Existing Conditions (development team) *Appendix?*
- 2.5 Boundaries (development team) *Appendix*
- 2.6 Zoning (development team) *Appendix*
- 2.7 Overlay District (development team) *Appendix*

CHAPTER 3 - VISION & VALUES

3.1 **Narrative** Brief Narrative of the outcomes we want to see at UHT and why. Narrative should include the work to develop the matrix as a foundational document for this process, and for others in the City.

- Wealth Creation & Community Ownership
- Affordable Housing
- Economic Inclusion, Jobs, Careers
- Disrupting Gentrification and Displacement
- Environmental Justice & Sustainability
- Mobility, Public Space & Infrastructure

CHAPTER 4 – COMMUNITY BENEFITS (Outcomes & Strategies)

Summary of overarching strategies & community benefits proposed for the project. These should reflect the broader strategies implemented across the site for the four basic uses on the site (housing, venue, commercial, HUB & public realm) rather than parcel specific.

- 4.1 Economic Inclusion Strategies**
- 4.2 Disrupting Gentrification and Displacement Strategies**
- 4.3 Environmental Justice and Sustainability Strategies**
- 4.4 Affordable Housing Strategies**
- 4.5 Wealth Creation and Community Ownership Strategies**
- 4.6 Mobility, Public Space and Infrastructure Strategies**

CHAPTER 5 – PUBLIC REALM & INFRASTRUCTURE

- 5.1 **Narrative Summary of Public Realm Plan** (narrative by City)
- 5.2 **Overall Phase I Infrastructure Scope of Work** (content by Public Works)
- 5.3 **Streetscape Maps** (Upper Dowling, Lower Dowling & Parkway)
- 5.4 **Utility Map** (content by City)
- 5.5 **Stormwater Management** (content by City and MWMO)
- 5.6 **Xcel Transmission Relocation**
- 5.7 **Phasing Schedule**
- 5.8 **Budget**

CHAPTER 6 – REGIONAL PARK PLAN

- 6.1 **Narrative Summary of Park Concept Plan/Commitments**
- 6.2 **Park Concepts** (content by MPRB team)
- 6.3 **Phasing Schedule**
- 6.4 **Budget**

CHAPTER 7 - DEVELOPMENT PLAN

- 5.1 **District Overview including Summary Chart** (Development team)
- 5.2.1 **Parcel 1A & 1B Real Estate Plan** (Development team)
- 5.2.2 **Parcel 1A & 1B Community Benefits** (Development team)
- 5.3.1 **Parcel 3 Real Estate Plan** (Development team)
- 5.3.2 **Parcel 3 Community Benefits** (Development team)
- 5.4.1 **Parcel 4 Real Estate Plan** (Development team)
- 5.4.2 **Parcel 4 Community Benefits** (Development team)
- 5.5.1 **Parcel 5 Real Estate Plan** (Development team)
- 5.5.2 **Parcel 5 Community Benefits** (Development team)
- 5.6.1 **Parcel 6A & 6B Real Estate Plan** (Development team)
- 5.6.2 **Parcel 6A & 6B Community Benefits** (Development team)
- 5.7.1 **Parcel 7A & 7B Real Estate Plan** (Development team)
- 5.7.2 **Parcel 7A & 7B Community Benefits** (Development team)

CHAPTER 6 - IMPLEMENTATION PLAN

- 6.1 **Phasing Strategies** (Development team)
- 6.1a **Steps to Community Ownership**
- 6.2 **Phase I Infrastructure Budget** (content by City)
- 6.3 **Phase I Development Financing** (content by City)
- 6.4 **Phase II Infrastructure Budget** (content by City)
- 6.5 **Phase II Development Financial Parameters** (content by City)
- 6.6 **Proposed Implementation Schedule** (content by City)
- 6.7 **Future Community Engagement** (content by City)