Development Team Updates
Collaborative Planning Committee - 06 March 2020
Community Engagement Throughout April

- CPC Workshop
- Community Ownership Models
- CPC Meeting
- Presentation of Revised Scenarios
- CPC Meeting
- Review and Discuss Draft Coordinated Plan
- Final Scenario to be Approved
- Continued Discussion of Draft Coordinated Plan
- Final Draft Coordinated Plan submitted to City Council
- Final Draft Coordinated Plan considered by City Council

**Time Line: Process and Progress**
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 certification i.e. LEED for Cities and Communities
- Solar power – community solar

Community Benefit Strategies: What We Heard
Location: Upper Harbor Terminal and Surrounding Neighborhood
Scenario 4
Scenario 01: Innovation & the New Economy

Scenario 02: Health, Wealth, & Wellness

Scenario 03: Community Celebration

The Coordinated Plan
CPC’s Recommendations
### Parcel 1a
- **Senior Housing + Child Care**
- **Parcel Area:** 66,800 ft²
- **Built Area:** 116,700 ft²
- **Proposed Phase:** Phase 2
- **Primary Program:** Housing
- **Parking Provided:** 100 Stalls
- **Housing Provided:** 78 Total Units

### Parcel 1b
- **Family Housing + Active Ground Floor**
- **Parcel Area:** 99,800 ft²
- **Built Area:** 180,700 ft²
- **Proposed Phase:** Phase 1
- **Primary Program:** Housing
- **Parking Provided:** 132 Stalls
- **Housing Provided:** 100 Total Units

### Parcel 2
- **Manufacturing, Production & Processing**
- **Parcel Area:** 198,600 ft²
- **Built Area:** 121,900 ft²
- **Proposed Phase:** TBD
- **Primary Program:** Jobs
- **Parking Provided:** 93 Stalls

### Parcel 3
- **Mixed Income Housing + Community**
- **Parcel Area:** 111,500 ft²
- **Built Area:** 296,500 ft²
- **Proposed Phase:** Phase 1
- **Primary Program:** Housing
- **Parking Provided:** 120 Stalls
- **Housing Provided:** 164 Total Units

### Parcel 4
- **Food Production and/or Manufacturing**
- **Parcel Area:** 136,600 ft²
- **Built Area:** 121,900 ft²
- **Proposed Phase:** TBD
- **Primary Program:** Jobs
- **Parking Provided:** 93 Stalls

### Parcel 5
- **Manufacturing, Production & Processing**
- **Parcel Area:** 413,000 ft²
- **Built Area:** 135,000 ft²
- **Proposed Phase:** TBD
- **Primary Program:** Jobs
- **Parking Provided:** 158 Stalls

### Parcel 6a
- **Unrestricted Housing + Parking**
- **Parcel Area:** 84,400 ft²
- **Built Area:** 376,800 ft²
- **Proposed Phase:** TBD
- **Primary Program:** Housing
- **Parking Provided:** 542 Stalls
- **Housing Provided:** 143 Total Units

### Parcel 6b
- **Health, Wellness, and Fitness HUB**
- **Parcel Area:** 96,800 ft²
- **Built Area:** 205,500 ft²
- **Proposed Phase:** TBD
- **Primary Program:** HUB
- **Parking Provided:** 171 Stalls

### Parcel 7a
- **Unrestricted Housing + Parking**
- **Parcel Area:** 56,400 ft²
- **Built Area:** 0 ft²
- **Proposed Phase:** TBD
- **Primary Program:** TBD
- **Parking Provided:** 70 Possible Stalls
Senior Housing with Child Care
Family Housing with Flexible Community Space
Future Flexibility
The Music Venue
Urban Food Production & Manufacturing
Health and Fitness HUB
Unrestricted Housing with District Parking Ramp
Mixed-Income Housing with Health & Wellness, & Flexible Community Space
Manufacturing, Production & Processing
Family Housing with Flexible Community Space
Senior Housing with Child Care
06 March 2020
Parcel-by-Parcel Options
Economic Inclusion, Jobs & Careers
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Child Care

Affordable Housing
- Higher Density to Increase Total Unit Count; Requires Critical Overlay Height Restriction Exemption*
- Options for Affordable Rental/Market Rental

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 Certifications

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

Parcel 1a: Senior Housing with Child Care
Parcel 1a: Senior Housing with Child Care

Parcel Area: 66,800 ft²
Proposed Phase:
Parking (2 Level Ramp): 35,000 ft² 100 Stalls (total)
Housing: 79,500 ft² 78 Units (total)
   1 Bedroom:
   2 Bedroom:
   Townhomes (Ownership):
Child Care:
   Infant Room (2 Rooms)
   Toddler Room (1 Room)
   Preschool Room (1 Room)
   Playground (Outdoor)

Built Area Total: 116,700 ft²

*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
*pursue a river overlay height exemption

Front Porch
For seniors with views of the river and skyline

Child Care
50 children and staff with secure outdoor play area

View from the River

06 March 2020
Parcel 1b: Family Housing with Active Ground Floor

**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

**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 Certifications

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.
Parcel 1b: Family Housing with Active Ground Floor

Parcel Area: 99,800 ft²
Proposed Phase:
Parking (2 Level Ramp):
  - Phase 1
    - 46,500 ft²
    - 132 Stalls (total)
Housing:
  - 1 Bedroom:
    - 18 Units @ 720 ft² each
  - 2 Bedroom:
    - 38 Units @ 1,000 ft² each
  - 3 Bedroom:
    - 19 Units @ 1,200 ft² each
  - Townhomes (Ownership):
    - 19 Units @ 1,500 ft² each
Potential Ground Floor Program
  - Food Hall (Level 1 - 5 Kitchens)
  - Food Hall (Level 2 - Bar/Lounge)
  - Event Hall (Indoor)
  - Event Hall (Outdoor)
  - Park Board Office
Built Area Total: 180,700 ft²

*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
*pursue a river overlay height exemption
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.

Parcel 2: Park

19.5 ACRES
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.
Parcel 4: Food Production and/or Manufacturing

- **Economic Inclusion, Jobs & Careers**
  - Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
  - Opportunity for Locally Owned and Operated Healthy Food Production Facility*

- **Wealth Creation & Community Ownership**
  - Support and Capacity for BIPOC Vendors*
  - Public or Community Ownership of Land*
  - Farmer’s Market Stalls
  - Community Garden Green House
  - Urban Food Production

- **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*
  - Pursue LEED Certifications

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.
Urban Food Production
Contributing to a circular economy

Simultaneous Use
Truck parking could be shared with the venue

Urban Food Production
Contributing to a circular economy

Parcél 4: Food Production and/or Manufacturing

*all areas are approximate
*assuming ~350sf of "parking" per stall
*subject and areas subject to the Tenant/Industry

Parcel Area: 198,500 ft²
Proposed Phase: TBD
Parking (Surface): 32,800 ft² 93 Stalls (total)
Jobs (Potential Program):
  - Light Industrial: 46,400 ft²
  - Office: 20,000 ft²
  - Urban Food Production (Roof): 28,800 ft²
  - Urban Food Processing (Roof): 12,800 ft²
  - Community Garden (Roof): 9,600 ft²
  - Farmers’ Market Stalls: 4,300 ft²

Built Area Total: 121,900 ft²

View Towards the North
**Parcel 5: Manufacturing, Production & Processing**

- Seek Tenant Willing to Provide Community Job Training or Other Job Capacity Support
- Rooftop Solar Panels Offer Renewable Energy Source
- Rooftop Urban Agriculture ~1 Acre Shown
- Enforce Zip Code Hiring Priority
- Mix of Jobs Types and Incomes

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

**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
- Rooftop Urban Agriculture ~1 Acre Shown
- Pursue LEED Certifications

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.
Parcel Area: 413,000 ft²
Proposed Phase: TBD
Parking (Surface): 55,600 ft², 158 Stalls (total)
Jobs (Potential Program):
  - Light Industrial: 115,000 ft²
  - Office: 20,000 ft²
  - Rooftop Agriculture: 43,560 ft² (1 Acre total)
Built Area Total: 135,000 ft²

*all areas are approximate
*assuming ~350sf of “parking” per stall
*subject and areas subject to Tenant/Industry

Parcel 5: Manufacturing, Production & Processing

View Toward the North Along the River

06 March 2020
**Economic Inclusion, Jobs & Careers**
- Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
- Artist Live/Work Units to Activate the Ground level
- Northside Stories: Public Realm Activation and Collaboration with Local Artists Along Dowling Ave into McKinley Neighborhood
- Health and Wellness Focused Pavilion
- Job Training and Flexible Community Spaces

**Affordable Housing**
- Pursue Mixed-Income Rental

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

**Mobility, Public Space & Infrastructure**
- Dowling Stair to Courtyard
- Washington Stair to Courtyard
- Bridge Connection to Health and Fitness HUB

**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 Certifications

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

**Parcel 6a: Mixed-Income Housing with Active Ground Floor**
Parcel 6a: Mixed-Income Housing with Active Ground Floor

Health & Wellness
A courtyard pavilion with view of park and river

Flexible Community & Job Training
Activating Dowling Ave. with community uses

Bridge Connection
Linking Health and Fitness HUB to more community assets

Community Space
Ground level with views of park and river

Dowling Plaza Stair

Washington Ave. Stair

Parcel Area:
Proposed Phase:
Parking (1 Level Ramp):
Housing:
  1 Bedroom: 40 Units @ 720 ft² each
  2 Bedroom: 78 Units @1,000 ft² each
  3 Bedroom: 30 Units @1,200 ft² each
  4 Bedroom: 10 Units @1,500 ft² each
  Townhomes(ownership): 6 Units @1,500 ft² each
Potential Ground Floor Program
  Community Space
  Training Center
  Co-Working
  Health & Wellness Pavilion

Built Area Total: 296,500 ft²

View from the South East

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

**Parcel 6b: Health, Wellness, and Fitness HUB**

- **Economic Inclusion, Jobs & Careers**
  - Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
  - A Community Anchor with a Focus on Sports, Health and Wellness
  - Indoor and Outdoor Youth Athletic Activities

- **Wealth Creation & Community Ownership**
  - Public or Community Ownership of Land*
  - Owned and Operated by Local Community Partners

- **Mobility, Public Space & Infrastructure**
  - Courtyard Connect to Courtyard at Parcel 6a
  - Elevated Views of the River
  - Washington Ave’s Gateway to UHT

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

- **Environmental Justice & Sustainability**
  - Landscaped Area Contributes to MWMO District Stormwater Management Goals*
  - Sawtooth to Provide Natural Daylighting and Iconic Form
  - Pursue LEED Certifications
Parcel 6b: Health, Wellness, and Fitness HUB

Iconic Image
As a “gateway” to Upper Harbor Terminal

Outdoor Courts
With views of the park and river

Bridge Connection
Linking Health and Fitness HUB to more community assets

Parcel Area: 96,800 ft²
Proposed Phase: Phase TBD
Parking (1 Level Ramp): 145,500 ft²
Community HUB
Tennis Courts
Basketball Courts
Health Clinic

Built Area Total: 205,500 ft²
Parking (1 Level Ramp): 171 Stalls (total) 60,000 ft²

*all areas are approximate
*assuming ~350sf of “parking” per stall

View from the North East
Activate Dowling with Spaces for Local Entrepreneurs and Artist Exhibition
Artist/Maker Spaces
Commit to Supplier Diversity, BIPOC Procurement, and Northside Hiring Goals (Development, Construction, and Operations)
Activate Dowling with Spaces for Local Entrepreneurs and Artist Exhibition
Artist/Maker Spaces

Affordable Housing
Higher Density to Increase Total Unit Count; Available to meet a diversity of dwelling needs
Wealth Creation & Community Ownership
Unrestricted Housing
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 Certifications

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

Parcel 7a: Unrestricted Housing with District Parking Ramp
**Parcel 7a: Unrestricted Housing with District Parking Ramp**

- **Rooftop Event Space**
  - With great views of the skyline and river

- **Active Ground Floor**
  - Artist/Maker along Washington Ave.

- **Residential Amenity**
  - Rooftop lounge views of river, park, and skyline

**Parcel Area:**
- **Proposed Phase:**
  - **Parking (5 Level Ramp):**
    - **Housing:**
      - **Studio:**
      - **1 Bedroom:**
      - **2 Bedroom:**

**Potential Ground Floor Program**
- **Public Market**
- **Accelerator/Incubator**
- **Artist/Maker @ Ramp**

**Built Area Total:** **376,800 ft²**

- **Residential Amenity**
  - Rooftop lounge views of river, park, and skyline

- **Community HUB**

- **Light Industrial**

- **Food Production**

*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

**View towards Lowry Bridge**
Intermodal Parking Ramp for Residents and Event Parking Allows More Residential Units and Flexible Use of Other Parcels.

*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
- Intermodal Parking Ramp for Residents and Event Parking Allows More Residential Units and Flexible Use of Other Parcels.

Environmental Justice & Sustainability
- Landscaped Area Contributes to MWMO District Stormwater Management Goals*
- Pursue LEED Certifications

Parcel 7b: Future Flex-Parcel

*These opportunities cannot be implemented solely by the developer. Additional approvals, partnerships, and/or resources are required.
Future Flexibility
Final use to be determined

Reserved for Future Use; To Be Determined
Temporary uses could include, community garden, parking, farmers market, food truck rodeo, market, etc.

Parcel Area: 56,400 ft²
Proposed Phase: Phase TBD

Parcel 7b: Future Flex-Parcel

*all areas are approximate
*assuming ~350sf of "parking" per stall

View from the North West
Appendix
Characteristics of Success: A value system for successful redevelopment

**EQUITABLE**
- Helps address disparities
- Accessible + Community-driven

**SUSTAINABLE**
- Ecological + Restorative + Innovative approaches
- Energy efficient approach to environmental design

**NORTH**
- Unique to this specific place
- Enhances North Minneapolis’s strengths and rich culture

**ACTIVATED**
- Riverfront oriented destination
- Year round vital programming

**CONTEXTUAL**
- Reflects the history and uniqueness of the site
- Contributes to area’s unique character and interest

**TIMELESS**
- High quality design
- Inviting environment to pedestrians and all users

**COMMUNITY BENEFITING**
- High quality private development
- Benefiting North Minneapolis

**CONNECTED**
- To the fabric of the community and Adjacent neighborhoods

**WORLD CLASS**
- First class park activities for North Minneapolis and region as a whole
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

EIN: 12-345
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 community wide progress and demonstrate responsible stewardship of resources.
What We Heard: Feb 22 CPC Workshop Feedback

Parcel 1a
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
- 90 Units
- Pursue an Overlay Exemption to Achieve Greater Density
- Adaptable spaces in support facilities
- Water Canada

Scenario 02: Townhomes [Ownership]
- 34 Units
- 20' Max Height per Overlay District
- Community HUB Component
- Includes: Social Hub and Social Hub

Scenario 03: Townhomes [Ownership]
- 39 Units
- 20' Max Height per 2040 Plan
- Community HUB Component
- Includes: Social Hub and Social Hub

CPC Workshop February 22, 2020

Parcel 1b
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: Family Housing and HUB
- 74 Units
- Community HUB Component
- Pursue an Overlay Exemption to Achieve Greater Density
- The right amount of social housing units of HUB in pairs and a variety of family housing

Scenario 02: Townhomes [Ownership] and HUB
- 12 Units
- Community HUB Component
- 20' Max Height per Overlay District

Scenario 03: Townhomes [Ownership] and HUB
- 61 Units
- Community HUB Component
- 65' Max Height per 2040 Plan

CPC Workshop February 22, 2020
What We Heard: Feb 22 CPC Workshop Feedback

Parcel 3

Scenario 01: Tiered
- 10,000 capacity
- Flexible venue for community events
- All-weather sails for enhanced experience
- Under seating area for rooms and storage

Scenario 02: Flat @ 5'-3''
- Scalable 6,000-10,000 capacity
- Small plaza
- Gentle slope through venue
- Sightlines from top of brew to the River & Downtown Skyline

Scenario 03: Flat @ 11'-0''
- Scalable 6,000-10,000 capacity
- Small plaza
- Slope through venue
- Sightlines from top of brew to River & Downtown Skyline

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Parcel 4

Scenario 01: Food Production and Aquaponics
- Surface Parking
- 30' Max Height per Overlay District

Scenario 02: Office and Production
- Surface Parking
- 30' Max Height per Overlay District

Scenario 03: Community Hub
- Community Hub Component
- 1 Level Ramp
- 65' Max Height per 2000 Plan

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What We Heard: Feb 22 CPC Workshop Feedback

Parcel 5

Parcel 6a

What We Heard: Feb 22 CPC Workshop Feedback

 Parcel 5

Jetty Parcel:
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 parcel? How should the buildings be located relative to the street grid?

Scenario 01: Office and Production
- Single Tenant
- Surface Parking
- 35' Max Height per Overlay District

Scenario 02: Office and Production
- Multi-Tenant
- Surface Parking
- 35' Max Height per Overlay District

Scenario 03: Office and Production
- Two Different Tenants
- Surface Parking
- 35' Max Height per Overlay District

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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?

Scenario 01: Workforce Housing and Commercial
- 189 Units
- Active Ground Level Along Dowling
- 1 Level Parking Ramp
- Public Courtyard on top of Garage Structure

Scenario 02: Family Housing and HUB
- 156 Units
- Active Ground Level Along Dowling
- 2 Level Parking Ramp
- Public Courtyard on top of Garage Structure

Scenario 03: Unrestricted Housing and Commercial
- 187 Units
- Active Ground Level Along Dowling
- 2 Level Parking Ramp
- Private Courtyard on top of Garage Structure

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Parcel 6b

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?

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

Scenario 01: Community Hub
- Community Hub
- 100 Units
- 1 Level Parking Ramp
- Public Courtyard on top of Garage Structure

Scenario 02: Health and Wellness Center
- Community Hub
- 2 Level Parking Ramp
- Public Courtyard on top of Garage Structure

Scenario 03: Family Housing
- 256 Units
- 2 Level Parking Ramp
- Private Courtyard on top of Garage Structure

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Parcel 7a

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?

Scenario 01: Unrestricted Housing and Commercial
- 157 Units
- 4 Level Parking Ramp for District Parking
- towntoHomes Along Washington

Scenario 02: Unrestricted Housing and HUB
- 68 Units
- 4 Level Parking Ramp for District Parking
- Active Ground Level Along Washington

Scenario 03: Workforce Housing and HUB
- 80 Units
- 2 Level Parking Ramp
- towntoHomes Along Washington

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Parcel 7b

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?

Scenario 01:
Parking and Green Space
- Intermediate Parking Transition
- Distant Wise Parking

Scenario 02:
Boutique Hotel
- 120 Rooms
- Direct Access to 4 Level Parking Ramp

Scenario 03:
Townhomes (Ownership)
- 21 Units

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Thank You