

Using the Equitable & Resilient Inclusive Development Decision Matrix

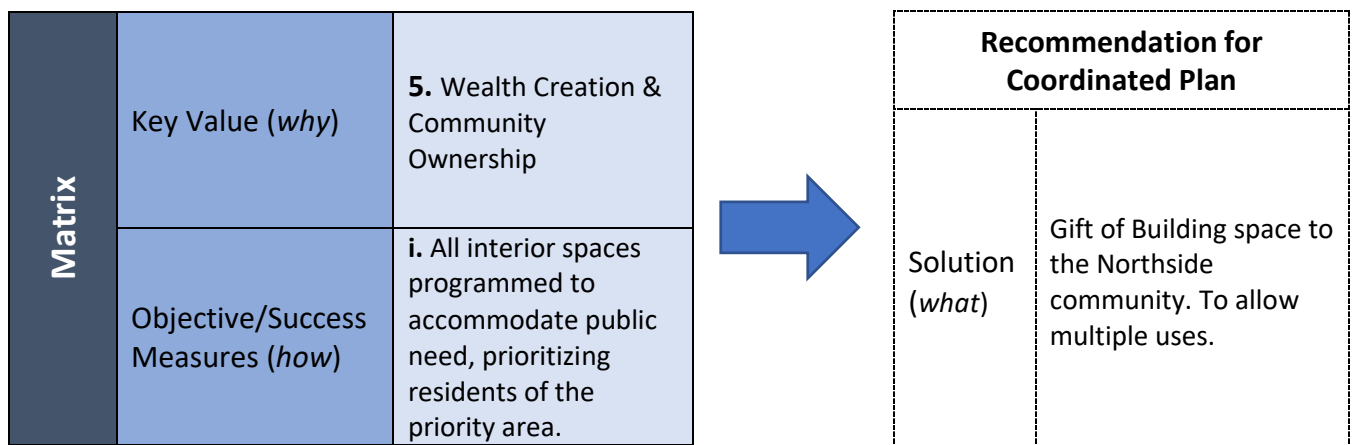
1. The CPC has adopted the Equitable & Resilient Inclusive Development Decision Matrix as its foundational document to affirm **Key Values** and **Objectives/Success Measures** for the Upper Harbor Terminal Coordinated Plan.
2. The **Key Values** reflect the *why* and the **Objectives/Success Measures** tell us *how* we will determine if we meet those key values in the UHT Development.
3. The **Key Values** and the **Objectives/Success Measures** are designed to be used to evaluate *what* solutions should be included as recommendations to the City and the Development team for the Coordinated Plan.
4. Solutions should be selected based on if they will meet the **Objectives/Success Measures** in the Equitable & Resilient Inclusive Development Decision Matrix.

Next Steps

The CPC should determine which of following solutions they want to include as recommendations to the City and Development team for the Coordinated Plan. Helpful questions to consider when discussing each solution include:

- Is this solution specific enough to include as a recommendation?
- Does this solution achieve an objective within the Key Value/Theme of the matrix?
- Will this solution have a significant impact on a success measure for the related objective?

Example:



Solutions from CPC members categorized by Key Value/Theme

**Bullet points represent solutions shared by CPC and other community members and are highlighted in gray in the UHT CPC Matrix Feedback Reconciliation.pdf.*

1. Economic Inclusion, Jobs, and Careers

- Advance job creation as part of Phase 1
- Job training - partner for job training i.e. Summit Academy
- Small business/entrepreneur incubator/accelerator
- Mentorship/internship requirements of businesses on site
- Opportunities for Business Incubator Programs to grow/build BIPOC Businesses
- Develop partnerships with already existing black owned businesses or organizations who work with BIPOC communities
- In order to properly prepare bids, BIPOC businesses should receive information in a timely manner

2. Disrupting Gentrification and Displacement

- 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
- Provide space for bike racks and Fix It Bike Repair Stands/Stations in the surrounding areas of the Venue and throughout the space
- Offer grants to nearby neighbors down Dowling, Lowry, Lyndale, Washington Ave, to help beautify the front of their homes with new front windows, Fences, Steps, Siding, flowers, grass or sod, etc.
- A Gift should be given to the Northside with a piece of office space centrally located to allow multi uses for this space. With this same space we are able to rent out for small businesses to have pop-up shops, craft fairs, hold meetings, with commercial kitchen space or access.

3. Environmental Justice and Sustainability

- Continued discussion with MPCA [Minneapolis Pollution Control Agency] needs to ensure that GAF has the Thermal Oxidizer put in place to eliminate the chemicals they are spewing into the air. To protect the air quality and the UHT and Northside Residents.

4. Affordable Housing

- Incorporate project-based vouchers for 30% AMI into housing developments
- Workforce on Parcel 7a, families on Parcel 6, townhomes/ownership on Parcel 7b
- Income averaging, but figure out the maximum number of 30% and 50% units we can include, within a feasible funding gap
- Every phase should have housing
- Health food stores
- Cultural eating experiences
- Urban gardens
- Co-op grocery stores
- Art studios
- Education/Learning/Training (Hub)
- Financial literacy classes (Hub)
- Cooperative ownership training (Hub)
- Intergenerational learning center (Hub)
- Partner with schools and non-profit organizations providing art (Hub)
- Partner with schools and non-profit organizations providing education (Hub)
- Partner with schools and non-profit organizations providing business development (Hub)

5. Wealth Creation & Community Ownership

- Employee stock options
- Community voice and decision-making on artists coming to the music venue
- Creating Community Development fund with fees to be used on arts, youth programming, leadership opportunity, or maybe housing (Music Venue)
- Youth leadership and training opportunity (Music Venue)
- Art gallery - local art displayed (Music Venue)
- Discounted tickets (Music Venue)
- Gift of Building space to the Northside community. To allow multiple uses.
- Allow the Community to own a parking lot or a portion of the proceeds from the parking lot. Come back to the Community as an additional source of generated income separate from the venue ticket sale tax. Another source of income for the Northside Community can be generated from the parking meters. All meters around Upper Harbor Terminal and placed alongside Washington Ave and 2nd Ave. A percentage of that revenue or a tax generated from those meters that will also be routed back to the community development fund.
- Requesting of Initial Seed funding with minimal restrictions from the City of Minneapolis. To be placed into the Northside Community Development Fund/Trust (currently in progress with Dana Frank and creating the Nonprofit). This fund is the Core of Dana Frank's Venue commitment to the Northside. We need to get a head ahead and start building before UHT is completed and be for the first ticket is sold.

6. Mobility, Public Space, and Infrastructure

- Connect site to the Grand Rounds
- Parking lot options for Venue as well as the common spaces and places with the Park, Hub, common areas.