

**Community Planning & Economic Development**

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## **MEMORANDUM**

Date: July 2, 2020

To: Upper Harbor Collaborative Planning Committee

From: Erik Hansen, CPED

Subject: City Update on Upper Harbor

### **Infrastructure Planning**

- Public Works completed conceptual design of the roads, utilities, and stormwater for the site, including initial budget estimates, schedule and phasing. \$6.95 M in local funds and grants for the project was included in the Capital Improvement Program (CIP) request from Public Works.
- The scope of the project is planned to include:
  - Construction of a new North/South parkway, in close coordination with MPRB, which will provide for separated bicycle trails and walking paths. Portions of this parkway may be phased depending on funding availability.
  - Street reconstruction improvements (sidewalks, off-street trail, boulevards, trees, pedestrian street lighting, new traffic signals) along “lower” Dowling from the Mississippi River to the freeway and along “upper” Dowling west of the freeway to Lyndale Ave
  - Improvements to the Washington Avenue intersection and design of a safe and accessible railroad crossing at Dowling
  - 33<sup>rd</sup> Ave (2<sup>nd</sup> Street to Parkway) improvements to the railroad crossing and addition of pedestrian improvements subject to the availability of funding
  - Water, stormwater management and sanitary services to support redevelopment of the site
- Public Works issued an RFP for the planning, engagement, and design services for the project and a contract was approved by the City Council in June. The design team includes Stantec, SRF Consulting, Toole Design, 4RM+ULA, and Juxtaposition Arts. The design team will be immediately starting work to initiate more detailed community engagement plans to guide the development and production of more detailed conceptual designs this fall to ensure that the project stays on a schedule to enable the start of construction for the infrastructure project in 2022.
- The City, MPRB and the development team have been working closely with the Mississippi Watershed Management Organization (MWMO) to evaluate a regional and shared district stormwater systems that could replace or add to the City’s concepts for stormwater management. MWMO is leading the planning process for district and regional system concepts, including community benefits and high-level cost estimates for construction and ongoing maintenance. More details on this potential system will be presented to the CPC at an upcoming meeting.
- After working closely with the MPRB, the development team, Canadian Pacific Railroad, and other partner agencies, the project team recommended an Xcel transmission line realignment that minimized

impact through the park and routed the powerlines as far west as possible near other existing utility easements and the railroad. The alignment is currently being studied with Xcel to better understand design, cost, and coordination with existing utility easements. Xcel Energy is leading the study and preliminary design for the recommended alignment (see figure below), with completion expected by the end of 2020.

### **CPAC Bonding Request**

As of July 2<sup>nd</sup>, the House had yet to finalize the bonding bill and a timeline for passing the 2020 State Bonding bill has not been established by the Legislature.

### **Status of CPC Requests of City Staff from March 11<sup>th</sup> CPC Meeting**

Here is an update on outstanding CPC requests:

1. Request for Projections of Property Taxes for North Minneapolis: The City Assessor's Office will participate in either the July 22 or August 12 CPC meeting to discuss property tax/property valuations with the CPC.
2. Establishing a subcommittee on metrics: There was a request to establish a separate subcommittee to discuss metrics.
3. Racial Equity Matrix: There was a continued discussion on whether to add outcome metrics to the Racial Equity Matrix. The matrix was requested as part of the City Council action as a framework to guide decision making for the Committee, the creation of the three development scenarios, and the completion of the Coordinated Plan. The matrix is not a deliverable that the CPC needs to produce as the City Council will not be taking action on the matrix itself. Staff recommendation is that the work on outcomes and metrics be specific to the UHT site which will be included in the Coordinated Plan.
4. Workforce Goals: There was a request to have a deeper conversation on setting goals for workforce participation on the project. This is to provide some baseline information on current MBE (Minority Business Enterprise)/WBE (Women Business Enterprise) City goals, and more discussion to follow. Based on the funding source, compliance requirements/programs may apply to a City-owned contract/project. For business inclusion, the City's Small and Underutilized Business Program ("SUBP") aims to redress past discrimination and to prevent discrimination against minority and women owned business enterprises ("MBEs and WBEs") for City contracts or projects. The City's Office of Civil Rights Contract Compliance Division administers the SUBP. The City has an overall annual goal of 12% MBE and 13% WBE. However, each procurement opportunity is reviewed for specific goals based on the project scope, subcontracting opportunities, and availability of qualified MBEs and WBEs. This process is known as "Goal Setting." Goals may be set on the following projects/contracts in excess of \$175,000:
  - Construction or development projects
  - Professional or technical services projects
  - Commodities and supplies contracts

For workforce inclusion, the City has construction workforce goals of 20% female hours and 32% minority hours on City construction and development projects.

Staff from the City, MPRB and the development team are working to define strategies and outcomes for this project that respond to the CPC and project team's stated values. We anticipate discussing these strategies as part of the community benefits with the CPC as soon as the August 12<sup>th</sup> CPC meeting, depending on the final schedule we create together.