

JULY 8TH 2020

Reconvening the Upper Harbor Terminal Collaborative Planning Committee

Where we left off, where we need to go and creating a schedule together

Overview

- ❑ Where we left off in March
- ❑ Where are we in the overall process
- ❑ Review of what is in the Coordinated Plan
- ❑ Status update on the CPC Recommendation Points
- ❑ Update on the CPC Development Scenario 4
- ❑ Overview of Phase 1 development and role of CPC Recommendations
- ❑ Overview of Phase 2 development and role of CPC Recommendations
- ❑ Status update of draft Coordinated Plan sections
- ❑ **To discuss July 8th: Potential CPC meeting schedule + topics for Summer & Fall 2020**

Where did we leave off in March?

CPC requested that City staff provide:

- How the work of the CPC and the Coordinated Plan fits into the larger approval process for UHT
- What will be included in the Coordinated Plan

We were using the list of CPC Recommendation Points document to help guide the decisions that need to be made

We reviewed a revised Scenario 4 and the CPC requested some alternative affordability options for Parcel 1A and affordability & density options for Parcel 7A

We were setting a schedule for when the CPC could see sections of the draft Coordinated Plan for review

Where are we in the overall process for UHT?



What will be in the UHT Coordinated Plan?

The Coordinated Plan Will:

- (1) Establish the Vision & Values that will guide the development
 - (2) Refine the Components of the Concept Plan
 - (3) Provide guidance/recommendations for the next steps of implementation including community benefits, parcel specific strategies, initial phasing plans & a financing/implementation plan
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Beyond the Plan:

- (1) The design of buildings → *Will be subject to the City planning process*
- (2) The financial terms for the transactions → *Will be covered in City Redevelopment Agreements*
- (3) Selecting tenants → *The developer will select tenants for the project subject to requirements set in City redevelopment agreements (based on recommendations from CPC)*

How do we get to the Coordinated Plan?

Status of CPC Recommendations

- The CPC reviewed a list of the Recommendation Points for the Coordinated Plan in February
- We have provided an updated list in the **July 8th CPC meeting materials** to show the status of the Recommendation Points as of our last meeting
- Some recommendations have been made and are shown in green as **RECOMMENDATION MADE**
- Some points were discussed and initial **DIRECTION PROVIDED** at the 2/22/20 CPC Design Day or subsequent meetings, but the recommendation needs to be finalized
- Some points have not yet been officially discussed or additional information has been requested by the committee and are listed as **TO BE DISCUSSED**
- **We will work together to draft a schedule that provides the CPC**

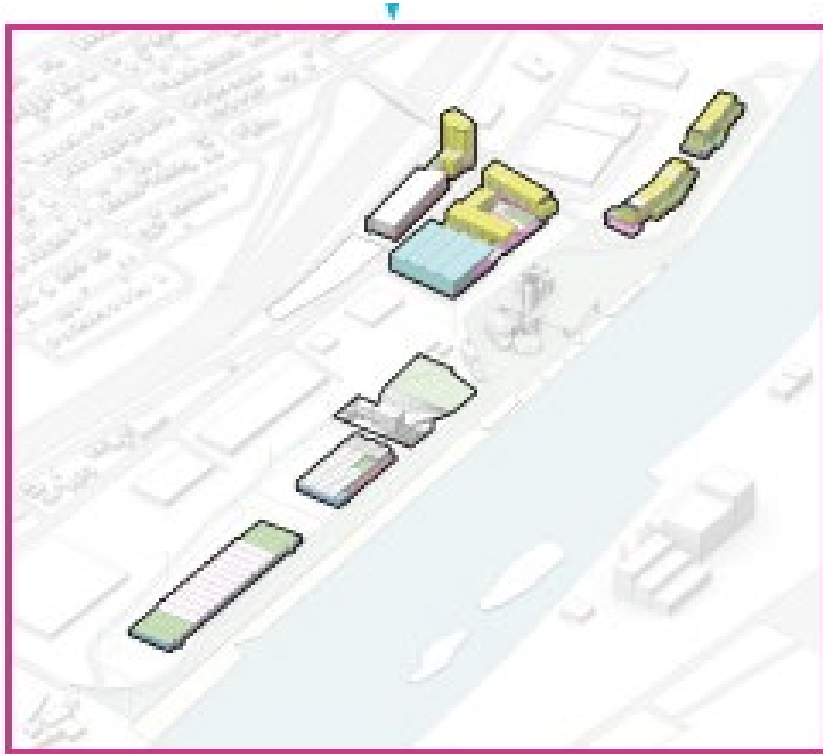
CPC RECOMMENDATION POINTS FOR COORDINATED PLAN	STATUS (March 2020)
1. Confirm layout of Northern Parkway Location	RECOMMENDATION MADE
1. Confirm size and location of the park & development parcels.	RECOMMENDATION MADE
1. Confirm alignment of proposed Xcel powerline.	RECOMMENDATION MADE (MPRB)
INFRASTRUCTURE/ PUBLIC REALM	
1. Design of streetscape including stormwater management, bike and pedestrian facilities	DIRECTION PROVIDED Concept Plan presented
1. Improvements on transit service, access across I-94, and connectivity to the site.	DIRECTION PROVIDED
1. Additional public improvements to be completed by the City on southern half of the site (parkway and a second access point at 33 rd Ave N)	TO BE DISCUSSED Cost estimates & timing to be presented; tradeoff discussion required.
1. Additional park improvements to extend the linear trail connections and restored riverbank through the southern half of the site	TO BE DISCUSSED Cost estimates & timing to be presented; tradeoff discussion required.

Coordinated Plan: Status of Scenario 4 Development Plan

CPC Recommendations for each parcel are in process (see the Coordinated Plan: Scenario 4 slide deck in July 8th meeting materials)

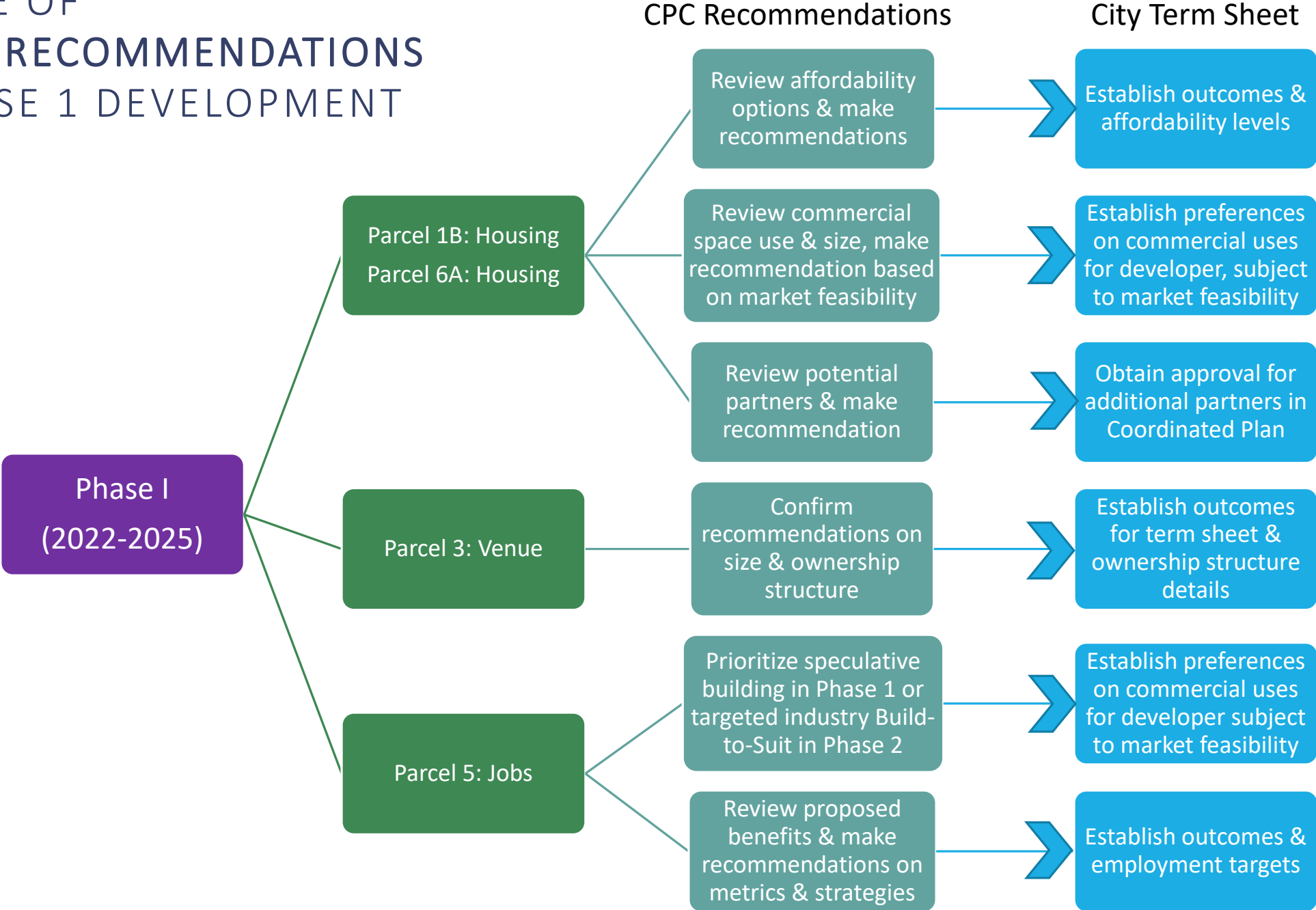
Level of specificity of each recommendation will vary based on proposed Phasing Plan.

CPC recommendations will be incorporated into City development agreements and parcel specific term sheets.

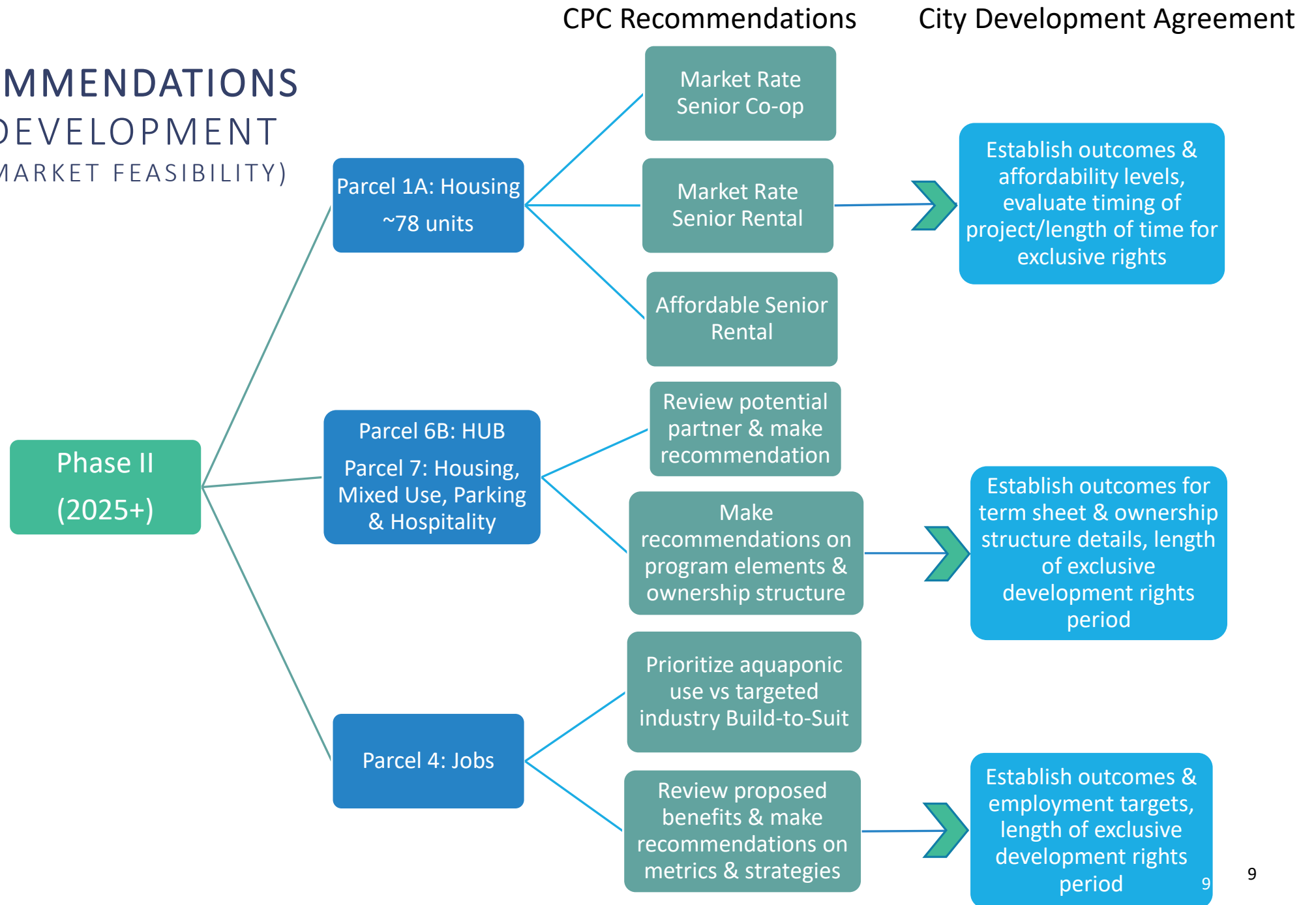


The Coordinated Plan
CPC's Recommendations

THE ROLE OF UHT CPC RECOMMENDATIONS FOR PHASE 1 DEVELOPMENT



THE ROLE OF UHT CPC RECOMMENDATIONS FOR PHASE 2 DEVELOPMENT (PENDING FUTURE MARKET FEASIBILITY)



Potential Meeting Schedule

The CPC and project team will create this schedule together.

We have included a draft schedule as one way that we could organize the CPC meetings in July and August to produce a draft Coordinated Plan for review by September. The thought behind this schedule was to finalize the recommendations around the real estate components at the next meeting (July 22nd) so that we can spend August and September focused on community benefits, strategic partners, outcomes and metrics for measuring success.

Working assumptions:

- The CPC continues to meet on the 2nd and 4th Wednesdays
- The City and the development team will need at least three weeks to produce a draft coordinated plan.

Upcoming CPC Meeting Topics to Cover

JULY 8TH CPC MEETING

Check In

City Update

Developer Update:

- Development Team Additions
- Strategic Partnerships
- Community Ownership Model

JULY 22ND CPC MEETING*

Scenario 4 Update & Phasing Plan

Financial Analysis Tradeoffs

Make Recommendations:

- Infrastructure & Public Realm
- Housing Parcels
- Jobs Parcels
- Commercial Space

*Suggested topics/meeting date

Upcoming CPC Meeting Topics to Cover

AUGUST 12TH CPC MEETING*

Community Benefits

Strategic Partners

Make Recommendations:

- HUB
- CPAC
- Community Ownership/Control
- Employment/Contracting Opportunities
- Housing Preference Strategies

AUGUST 26TH CPC MEETING*

Outcomes & Metrics

Implementation

Make Recommendations:

- Community engagement around Coordinated Plan
- What comes after the Coordinated Plan?

*Suggested topics/meeting date

Upcoming CPC Meeting Topics to Cover

SEPTEMBER & OCTOBER

Draft Coordinated Plan Review

Community Input

Final Approval of Coordinated Plan

Section	Status	Potential Review Date
Vision & Values	DRAFT TO BE PRESENTED: City will draft this section based on the Core Values from the Concept Plan being utilized by the CPC and referencing What We Heard document and CPC feedback to date.	August 12
Community Benefits: Outcomes & Strategies	DRAFT TO BE PRESENTED: United Properties will be presenting their proposed community benefits with specific outcomes and proposed strategies for discussion & recommendations.	August 12
Infrastructure & Public Realm	DRAFT TO BE PRESENTED Overall road/park orientation approved by CPC. Concept plans, budget and proposed schedule will be presented. CPC can provide feedback on phasing, MWMO district & regional strategy, potential public art and engagement. MPRB is continuing engagement on Park Phase I Concept plans.	July 22
Development Plan	DRAFT BEING REVIEWED: Scenario 4 is the basis for this section and will include Phasing Plan, parcel specific concept plans, sustainability approach, and core elements of future landscape design and public art.	July 22nd August 12
Implementation Plan: Financial Strategy & Next Steps	NOT STARTED: To be finalized based on recommendations made around development plan and infrastructure/public realm plan.	August 26th

Status of Coordinated Plan Sections & Potential CPC Review Dates

Discussion: Meeting Schedule & Topics
