

Upper Harbor Terminal Collaborative Planning Committee Agenda

Regular Meeting
July 22, 2020 - 5:00 pm
Online Meeting

Members Present: Vanessa Willis (Chair), Jashan Eison, William "Bill" English, Tanessa Greene, Britt Howell, Mary Jamin Maguire, Channon Lemon, Melissa Newman, Alexis Pennie, Grace Rude, Courtney Schroeder, and Makeda Zulu-Gillespie (Quorum: 9)

Absent: Markella Smith (Chair), Gayle Smaller, Princess Titus

Staff : Hilary Holmes

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted as Amended

Chair Willis reviewed the committee conduct expectations memo that was sent to the Committee on July 16th and encouraged all Committee members to adhere to these expectations.

Bonding and city budget update item to be added to the agenda and subsequent agendas. New business item to be put on the agenda. Chair Willis reminded all committee members to send additional agenda items in advance to staff.

Motion passed 12-0.

3. Acceptance of minutes

[Jul 8, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Postponed

The meeting minutes linked on the agenda were from the March 11, 2020 meeting. Acceptance of July 8, 2020 minutes postponed to the next meeting on August 12, 2020.

Discussion

4. Upper Harbor Public Realm Update and Discussion (Nathan Koster and Alexander Kado, City of Minneapolis)

[07-22-20 UHT CPC_UHT Public Realm & Infrastructure Update.pdf](#)

Action Taken: No action taken

Nathan Koster, Public Works, presented an overview of the public realm design, scope of improvements and design and engagement team. The plan is for design to go through 2021 with construction starting in 2022. Mr. Koster shared that MnDOT 252 bypass project has been delayed by MnDOT which delays any potential MnDOT improvements to the Dowling Avenue

bridge. The City and MNDOT are looking at funding solutions to improve connections between the community and the site to make it as comfortable as possible.

Mr. Koster included in the presentation an overview of the design team which is led by Stantec and includes 4RM+ULA and Juxtaposition Arts. In response to Committee comment that the participation goal of 11% is really low, Mr. Koster clarified that the participation goal was set internally for professional services by the City's Office of Civil Rights and Procurement. Mr. Koster noted that the proposal had the best mix of team members with firms from the Northside.

Mr. Hansen commented that the Office of Civil Rights has dedicated a staff member to the UHT team to help the project team address barriers and maximize participation from BIPOC communities.

In response to Committee question regarding timing of improvements (i.e. bollards) to the Dowling Ave bridge Mr. Koster noted that because MNDOT is pushing this project out that the City will be making these improvements in the short term.

Mr. Koster highlighted the work of the City with Mississippi Watershed Management Organization (MWMO) to create a district stormwater solution. Mr. Koster also referenced that the phasing of the infrastructure is designed to enable construction on every parcel proposed with only the Phase 1 infrastructure completed. The budget detail in the presentation for Phase 1 shows the breakdown of the \$17 M cost, and the sources including \$9 M of state bonding, City funds and external grants. Phase 2 work would be over \$4.4 M. The City is working on strategies for completing this work but does not have the resources identified yet to commence Phase 2 infrastructure improvements.

Alexander Kado, Public Works, discussed the engagement framework for the public realm improvements including a critical focus on how to make the public realm feel inclusive for everyone. The goal for Public Works and the design team is to understand what makes a place feel like home for Northside residents. The Public Works design team is looking for responses on who the project team should be meeting with, where they should be meeting, and how to collaborate during the pandemic. Committee member Zulu-Gillespie responded that engaging with faith communities (mosques, churches and temples) which are engaging online.

In response to a Committee question regarding about how the public realm/public art works with the land controlled by the Park Board, Mr. Kado referenced the public realm design strategies and the collaboration between the City and the Park Board and developer. The Committee stressed the importance of involving Black/Northside and Indigenous artists.

5. Upper Harbor Development Scenario 4 (Brandon Champeau, United Properties)

[7-8-2020 UHT CPC UHT CPC Development Scenario 4 Update.pdf](#)

Action Taken: No action taken

Brandon Champeau introduced Devean George from Building Blocks as a potential partner on the affordable housing and on the Community Hub. Mr. George shared his background and passion for creating affordable housing in Minneapolis with specific commercial spaces to support the community by creating opportunities including promoting minority businesses in

the design and construction of the projects, and an approach to hiring that would promote neighborhood residents. Mr. George said he is most excited about providing more affordable and better quality housing, and opportunities for the community to participate directly in the ability to live, work and play in this new neighborhood. Mr. George stressed he wants more participation by BIPOC and youth in the design, development, construction and management of these properties.

Mr. Champeau said that the work the project team and CPC are doing right now is a culmination of the work that was started in March 2017 and is refining the Concept Plan that was approved in March 2019. Mr. Champeau said the hope with sharing Scenario 4 is that the development team can work with the CPC to make sure both are aligned on the overall vision of the site so that the development team can start working on the individual sites.

Mr. Champeau provided an overview of the Development Scenario 4 and site plan: Housing is oriented on the north side of the river and along Dowling, public uses are around the park, and job oriented uses on the south side.

- Housing: Approximately 1,000 residents in 525 housing units, including affordable rental, 47 ground level ownership townhomes, and a potential for senior housing.
- The land use is designed to bring thousands of visitors to the site to attend the performing arts center and the Hub and bring customers to Northside small business owners. Ground floor level spaces are designed to be public facing.
- The job focused sites could offer 300+ new living wage permanent jobs with a diversity of job types and classifications.
- The construction can generate about 1,000 construction jobs during the complete build out.

Mr. Champeau highlighted some of the outstanding questions for some of the parcels in Phase 2 of the development— the phasing plan would allow the team to modify the design based on what the community needs are in the future. Mr. Champeau also addressed the design of the production & processing buildings – they are not designed to be a blank wall, but to be transparent and inviting. There are opportunities for mural spaces, rooftop solar and rooftop agriculture.

Mr. Champeau discussed the Phasing Strategy that addresses the following:

1. Bring affordable housing (rental and homeownership) to the riverfront (Parcel 1B and 6A in partnership with Building Blocks)
2. Create a new Northside destination built around the park
3. Create jobs in Phase I (Parcel 5)

Mr. Champeau noted that Parcel 4 (production and processing) and 6B (the Community Hub) could be sped up depending on financing. Mr. Champeau also noted that Phase 1 parcels can create a strong sense of place while leaving some flexibility for the future.

In response to a Committee question regarding if the Hub could be advanced, Mr. Champeau answered is that the team and community need to figure out what it is and the figure out how to finance it – Mr. George is looking into potential financing strategy.

Committee noted need to continue to talk about the community ownership entity for the venue as well.

Committee commented on importance of the architecture of the buildings on the river and the importance of food production and moving the timeline up.

Mr. George responded to a question regarding Low Income Housing Tax Credits (LIHTC) restrictions on ground floor commercial space and stated that the uses need to have a community service benefit (daycare, clinic, etc.) with the use depending on the mix of residents in the housing.

Committee asked for national examples of community ownership of spaces and Mr. Champeau referenced Cincinnati's 3CDC which owns all the ground floor space in their neighborhood. Mr. George also mentioned the LAX Hangar in Los Angeles as an example that he worked on that was able to support community uses.

Unfinished Business

6. UHT CPC Schedule Discussion (JoAnna Hicks, Element)

[07-22-20 UHT CPC UHT CPC Meeting Schedule Discussion.pdf](#)

Action Taken: Approved

JoAnna Hicks presented the proposed schedule. Committee requested to add City's Office of Civil Rights to the discussion on inclusion, discussion on the Hub should be added to the community ownership and timing should be added to implementation schedule.

Committee asked for details and support on communications around the plan. Committee staff said a draft communications plan will be presented along with the proposed engagement plan.

Motion to add a third Wednesday meeting in August and September. *Motion passed 10-0.*

Motion to limit meeting to 2.5 hours and extend to no more than 3 hours with consensus of Committee. *Motion passed 10-0.*

Addendum

7. City Update & Bonding Update

Action Taken: No action taken

Erik Hansen, City of Minneapolis, gave an update on the City's bonding request for the UHT Community Performing Arts Center (CPAC). The CPAC was in the House bill for \$5M but the bonding bill did not pass the House. The Legislature will reconvene in August and the bonding bill may be taken up then. Mr. Hansen said the City continues to work with the Minneapolis delegation to potentially increase the award to \$10-\$12M which would allow a four-season venue vs seasonal. The CPAC was in all versions of the bonding bill.

City budget for 2020 is currently showing a \$156M deficit. City Council held two public hearings on the budget which will be followed by a revised budget. The 2021 budget will be announced in mid-August and that will take the remainder of the year to work through.

8. New Business: City Communications on Upper Harbor project

Action Taken: No action taken

Committee requested City's Communications department respond to inaccuracies on Facebook about the project and work of the CPC and also produce press releases after each meeting reporting on what happened at the meetings.

Mr. Hansen responded that it would be challenging for the City to do press releases for every meeting, and that is not offered to other committees.

Committee member asked for some exceptions given that this is the largest project in the largest black community in Minneapolis and requested the City responded with what the communications department can do in terms of communication.

Committee member commented that some community including Friends of the Mississippi River are putting out deliberately incorrect information and asked what Committee can do in terms of putting out its own message and what communication strategy is feasible.

Committee also noted due to COVID detailed engagement plan earlier in year had to be put on hold – Committee needs to expand discussion and broaden how Committee and project team think about engagement.

Committee members made the following suggestions: there should be a Upper Harbor Terminal Facebook page, more public sharing of the work the CPC is doing and opportunities to listen to the public.

Committee staff summarized the public communications that are a regular part of CPC work and highlighted the work on a revised draft engagement plan that addresses COVID restrictions. Staff encouraged Committee to make sure it is addressed when it is on agenda so CPC can weigh in on both communications and engagement.

Adjournment 8:00 p.m.

Notice:

This meeting may involve the remote participation by members, either by telephone or other electronic means, due to the local public health emergency (novel coronavirus pandemic), pursuant to the provisions of MN Statutes Section 13D.021

A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

Next Upper Harbor Terminal Collaborative Planning Committee meeting: Aug 12, 2020

Submit written comments about agenda items to: councilcomment@minneapolismn.gov

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