

Upper Harbor Terminal Collaborative Planning Committee

September 9, 2020

UHT CPC Meeting Schedule & Coordinated Plan
Update

Updated 2020 Meeting Schedule

Based on the Committee action at the 7/22/20 UHT CPC meeting the following meeting schedule was approved.

Working assumptions:

- The City until further notice will not convene meetings in person
- UHT CPC continues to meet online
- **Additional online committee meetings in August and September by having a third Wednesday meeting each month**
- The City and the development team will need at least three weeks to produce a draft Coordinated Plan document to begin Committee review
- **Community engagement will be an ongoing topic**

UHT CPC Meeting Topics

August 12th Meeting

Anti Displacement Strategies

- Outcomes/Strategies/Metrics
- Tax Assessment/ Abatement Discussion
 - City Assessor and County Assessor
- City Anti-Displacement Strategies
 - Housing Preference Policy
 - Home Ownership Programs
 - Property Rental and Airbnb Regulations / Guidelines

August 19th Meeting

Project Equity Metrics & Goals

- Outcomes/Strategies/Metrics – Development and City
- MBE Participation and Workforce Goals (JE Dunn with United Properties)
- Potential Partners and Programs to Achieve Goals

***Additional Wednesday meeting**

UHT CPC Meeting Topics

August 26th Meeting Sustainability, Resiliency

- Outcomes/Strategies related to Sustainability, Resiliency, Clean Energy and Agriculture
- Stormwater Management, Water Preservation and Conservation
- Renewable Energy, Clean Infrastructure and Climate Change Utility Solutions
- LEED for Communities

September 2nd Meeting* Community Ownership

- Outcomes/Strategies for achieving facets of community ownership
- Community Benefit Agreement and CDC/Community Governing Body Role
- Community Hub (*added by CPC at 7/22/20 meeting*)

*Additional Wednesday meeting

UHT CPC Meeting Topics

September 9th Meeting* Implementation Plan

- Community Ownership: Roles of Community Entity/Entities*
- Implementation Plan
- Project Financing and Corporate Community Partners

September 23rd Meeting Draft Coordinated Plan Review

- First Review of Draft Coordinated Plan
- Discussions & Recommendations for Draft Coordinated Plan
- Community Engagement Plan for draft Coordinated Plan

*Meeting continued from 9/2

UHT CPC Meeting Topics

October Meeting(s)

Draft Coordinated Plan Review

- Second Review of Draft Coordinated Plan
- Release of Draft Coordinated Plan for public review/community engagement

October/November Meeting(s)

Draft Coordinated Plan Recommendation

- Community engagement for draft Coordinated Plan
- UHT CPC Recommendation of Draft Coordinated Plan to City Council

Draft Coordinated Plan Update

Outline*

CHAPTER 1 – INTRODUCTION

CHAPTER 2 – SITE CONTEXT

CHAPTER 3 – VISION & VALUES

CHAPTER 4 – COMMUNITY BENEFITS

CHAPTER 5 – PUBLIC REALM & INFRASTRUCTURE

CHAPTER 6 – REGIONAL PARK PLAN

CHAPTER 7 – DEVELOPMENT PLAN

CHAPTER 8 – IMPLEMENTATION PLAN

*Discussed @ UHT CPC 3/11/20 meeting

Draft Coordinated Plan

CHAPTER 1 – INTRODUCTION

- 1.1 Overview of UHT Development
- 1.2 Background (Master Developer RFQ >> Concept Plan)
- 1.3 Stakeholders and Partners
- 1.4 UHT CPC (Scope of work, history of meetings)
- 1.5 Creation of Coordinated Plan (Matrix, Scenarios >> Plan)

Lead: City - CPED
Status: In progress

CHAPTER 2 – SITE CONTEXT

- 2.1 Location & Boundaries
- 2.2 Site History
- 2.3 Connectivity and Access
- 2.4 Existing Conditions *Appendix*
- 2.5 Zoning *Appendix*
- 2.6 Overlay Districts *Appendix*

Lead: City - CPED/Development team
Status: In progress

Draft Coordinated Plan

CHAPTER 3 – VISION & VALUES

3.1 Narrative of the outcomes we want to see at UHT and why, the creation & role of the Matrix.

- Economic Inclusion, Jobs and Careers
- Disrupting Gentrification and Displacement
- Environmental Justice & Sustainability
- Affordable Housing
- Wealth Creation & Community Ownership
- Mobility, Public Space & Infrastructure

Lead: City - CPED

Status: In progress

CHAPTER 4 – COMMUNITY BENEFITS

Outcome & Strategies proposed for the project, organized by value (below)

- 4.1 Economic Inclusion Strategies* (8/19 UHT CPC)
- 4.2 Disrupting Gentrification and Displacement Strategies
- 4.3 Environmental Justice and Sustainability Strategies* (8/26 UHT CPC)
- 4.4 Affordable Housing Strategies
- 4.5 Wealth Creation and Community Ownership Strategies* (9/2 UHT CPC)
- 4.6 Mobility, Public Space and Infrastructure Strategies* (7/22 UHT CPC)

Lead: City

Status: In progress (*Presented @ UHT CPC)

Draft Coordinated Plan

CHAPTER 5 – PUBLIC REALM & INFRASTRUCTURE

Narrative Summary of Public Realm Plan

5.1 Phase 1 Scope & Budget

5.2 Transportation (Street/ROW improvements)

5.3 Public Utilities

- Water
- Sanitary
- Stormwater

5.4 Xcel Transmission Relocation

Lead: City – Public Works

Status: In progress, Editing. (Presented @ **2/22, 7/22 UHT CPC**)

CHAPTER 6 – REGIONAL PARK PLAN

6.1 Narrative Summary of Park Concept Planning/Commitments

6.2 Park Concepts

6.3 Phasing Schedule

6.4 Budget

Lead: MPRB

Status: In progress

Draft Coordinated Plan

CHAPTER 7 – DEVELOPMENT PLAN

- 5.1 District Overview including Summary Chart
- 5.2.1 Parcel 1A & 1B Real Estate Plan
- 5.2.2 Parcel 1A & 1B Community Benefits
- 5.3.1 Parcel 3 Real Estate Plan
- 5.3.2 Parcel 3 Community Benefits
- 5.4.1 Parcel 4 Real Estate Plan
- 5.4.2 Parcel 4 Community Benefits
- 5.5.1 Parcel 5 Real Estate Plan
- 5.5.2 Parcel 5 Community Benefits
- 5.6.1 Parcel 6A & 6B Real Estate Plan
- 5.6.2 Parcel 6A & 6B Community Benefits
- 5.7.1 Parcel 7A & 7B Real Estate Plan
- 5.7.2 Parcel 7A & 7B Community Benefits

Lead: Development team

Status: Scenario 4 presented @ **7/22 UHT CPC**

CHAPTER 8 – IMPLEMENTATION PLAN

- 6.1 Phasing Strategies
- 6.1a Steps to Community Ownership
- 6.2 Phase I Infrastructure Budget
- 6.3 Phase I Development Financing
- 6.4 Phase II Infrastructure Budget
- 6.5 Phase II Development Financial Parameters
- 6.6 Proposed Implementation Schedule
- 6.7 Future Community Engagement

Lead: City

Status: In progress, @ **9/2, 9/9 UHT CPC**