

UHT CPC Recommendation Points (Presented 2/22/20 & 3/11/20, updated 9/6/20)

CPC RECOMMENDATION POINTS FOR COORDINATED PLAN	STATUS (September 2020)	Reference Materials
1. Confirm layout of Northern Parkway Location	<b>RECOMMENDATION MADE</b> River alignment selected.	
2. Confirm size and location of the park & development parcels.	<b>RECOMMENDATION MADE</b> Centralized park location selected.	
3. Confirm alignment of proposed Xcel powerline.	<b>RECOMMENDATION MADE (MPRB)</b> MPRB CAC preferred location of powerline to minimize impact on park selected.	
<b>INFRASTRUCTURE/ PUBLIC REALM</b>		<b>July 22, 2020 CPC</b>
1. Design of streetscape including stormwater management, bike and pedestrian facilities.	<b>DIRECTION PROVIDED</b> Concept plan presented on 7/22/20. All designs are preliminary pending results of the AUAR.	<b>7/22/20 CPC</b>
2. Improvements on transit service, access across I-94, and connectivity to the site.	<b>DIRECTION PROVIDED</b> Concept plan presented on 7/22/20. All designs are preliminary pending results of the AUAR.	<b>7/22/20 CPC</b>
3. Additional public improvements to be completed by the City on southern half of the site (parkway and a second access point at 33 <sup>rd</sup> Ave N)	<b>DIRECTION PROVIDED</b> Cost estimates & proposed phasing presented on 7/22/20. All designs are preliminary pending results of the AUAR. <ul style="list-style-type: none"> <li>- Phase I does not include the southern portion of the parkway.</li> <li>- Existing 33<sup>rd</sup> Ave provides access to parcel 5; private drive to 3 and 4 can provide access to parcels in advance of future parkway connection.</li> </ul>	<b>7/22/20 CPC</b>
4. Additional park improvements to extend the linear trail connections and restored riverbank through the southern half of the site	<b>RECOMMENDATION MADE</b> MPRB unveiled concept plans; Phase I of work shows minimal paved connection on southern half of site.	<b>MPRB Concepts</b>
<b>COMMUNITY PERFORMING ARTS CENTER</b>		

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1. Design of the facility	<p><b>RECOMMENDATION MADE</b> CPC indicated a preference for the Sloped Design during the Design Day.</p> <p>Preliminary site plan based on Design Day recommendations included as part of Development Scenario 4. First Avenue will establish a community design group to advise on design after completion of AUAR.</p>	2/22/20 CPC Design Day presentation
2. Community programming that uplifts Black, Indigenous, and People of Color communities of all ages, including with employment	<p><b>DIRECTION PROVIDED</b> Proposal from First Ave presented.</p>	1/22/20 CPC
3. Size and scale (within 7,000-10,000-person capacity)	<p><b>RECOMMENDATION MADE</b> CPC indicated a preference for the 10,000 Seats during the Design Day.</p>	2/22/20 CPC Design Day
4. Community ownership or governance structure for programming oversight	<p><b>RECOMMENDATION MADE</b> Land ownership of the CPAC recommended to be First Ave + Community Entity (FA+CE). Bonding structure will require master lease to the City and management agreement with First Avenue to operate the facility.</p> <p><b>NEED DIRECTION</b></p> <ol style="list-style-type: none"> <li>1. Criteria for identifying Community Entity</li> <li>2. Ticket Fee Administration: (Option 1) City Redevelopment Agreement requires fee &amp; Community Entity determines recipients of fees but cannot receive fees, or (Option 2) First Ave establishes a CBA with a Community</li> </ol>	<p>9/2/20 CPC</p> <p>Chart from 9/2/20 CPC</p>

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	Entity, which could receive the funds. City cannot be party to a CBA.	
5. Development of employment opportunity process including potential partners for job training programs.	<p><b>DIRECTION PROVIDED</b></p> <p>Proposal from First Ave presented. A condition of the Redevelopment Agreement for all parcels would be a Comprehensive Strategy for Economic Inclusion.</p>	2/22/20 CPC Design Day
<b>COMMUNITY HUB</b>		
1. Size and general design of the building (one large building consolidating HUB uses or smaller HUB uses spread throughout the project).	<p><b>RECOMMENDATION MADE</b></p> <p>CPC indicated a preference for one larger building on 6B on Design Day.</p>	2/22/20 CPC Design Day
2. Mix of uses to be included in the HUB.	<p><b>DIRECTION PROVIDED</b></p> <p>CPC indicated interest in the following potential uses in the HUB:</p>	2/22/20 CPC Design Day
3. Recommendation on community partner(s) and organizational structure.	<p><b>NEED DIRECTION</b></p> <p>United Properties is recommending Building Blocks as the lead developer to establish vision for driving HUB towards completion.</p> <p>United Properties is proposing that the Community Entity would have a role in the HUB. Roles could include property ownership, property management, programs, etc. Entity and organizational structure would be established prior to the execution of the Redevelopment Agreement for the HUB.</p> <p>CPC to provide recommendation on evaluation criteria for United Properties to use in selecting the community entity: e.g. cultural expertise, BIPOC leadership, geographic focus, etc.</p>	9/2/20 CPC

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<b>GROUND FLOOR COMMERCIAL AND ACTIVE USES</b>		
<p>1. What is the right amount of ground floor active uses in addition to potential HUB uses?</p>	<p><b>DIRECTION PROVIDED</b>                      Phase I: Up to 15,000 SF on Parcel 1B for food focused business. Approximately 30,000 SF on Parcel 6A.                       Phase II:</p>	<p><b>7/22/20 CPC</b></p>
<p>2. What are the some potential uses and/or tenants that should be considered?</p>	<p><b>DIRECTION PROVIDED</b>                      Types of businesses discussed, need to discuss tradeoffs &amp; market viability.</p>	<p><b>8/19/20 CPC</b></p>
<p>3. Ownership structure including potential for community control and/or ownership</p>	<p><b>NEED DIRECTION</b></p> <ol style="list-style-type: none"> <li>1. Land will be retained by the City with a financeable ground lease for the ground floor commercial space</li> <li>2. Multiple roles for a community entity ranging from strategic partner, property management, ownership.</li> </ol> <p>Financing with NMTC creates broader opportunities for programming but requires the CDC or equivalent community ownership entity to be established, to have equity funding, and to provide necessary guarantees to cover debt service.</p> <p>CPC to provide recommendation on evaluation criteria for United Properties to use in selecting the community entity: e.g. cultural expertise, BIPOC leadership, geographic focus, etc.</p>	<p><b>9/2/20 CPC</b></p> <p><b>7/22/20 CPC Scenario 4 presentation</b></p>

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	<p><i>Alternative Options for Ground Floor Community Control:</i>                      If a CDC or related entity are not formed or not ready to assume ownership of the commercial spaces, alternative methods of achieving community control include:</p> <ul style="list-style-type: none"> <li>• Master lease with a local community organization</li> <li>• Direct leasing to local community businesses</li> <li>• Partnership with local commercial land trust</li> </ul>	
4. Development of employment opportunity process	<p><b>TO BE DISCUSSED</b>                      Desired outcomes &amp; strategies to be presented &amp; discussed.</p>	8/19/20 CPC
<b>PRODUCTION/ MANUFACTURING/ OFFICE SPACE</b>		
1. Size, character and general design of the production buildings	<p><b>RECOMMENDATION MADE</b>                      CPC recommended separated parcels 4/5 in Scenario 4 totaling 187,000 SF.</p>	2/22/20 CPC Design Day
2. Should buildings be limited in size to preserve view corridors or should the building be designed to be of a size that creates flexibility for a wide variety of users?	<p><b>RECOMMENDATION MADE</b>                      CPC recommended flexibility, in two separate buildings (Scenario 4)</p>	2/22/20 CPC Design Day
3. Should the JOBS parcels focus on creating immediate jobs with companies that will meet the community benefit requirements or should we prioritize finding tenants in specific industries even if it takes longer?	<p><b>TO BE DISCUSSED</b>                      UP is recommending market projects for parcels 4&amp;5 with commitments by tenants; proposed collaboration with UP &amp; Building Blocks + community partner(s) to help develop comprehensive recruitment strategy.</p>	7/22/20 CPC 9/2/20 CPC
4. Development of employment opportunity process	<p><b>TO BE DISCUSSED</b></p>	9/2/20 CPC

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	Proposed collaboration with UP & Building Blocks + community partner(s) to help develop comprehensive recruitment strategy.	
<b>RESIDENTIAL UNITS</b>		
<p>1. Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?</p>	<p><b>DIRECTION PROVIDED</b>                      During the Design Day, the CPC requested a deeper level of affordability of 65% of units affordable at 50% AMI as reflected in Phase 1 (parcels 1B and 6A in Scenario 4). Phase 2 will need to comply with the City’s Unified Housing Policy.</p> <p><b>NEED DIRECTION</b>                      CPC requested multiple options for the following parcels. CPC could make a recommendation or provide some flexibility depending on future market conditions:                      (1A): Senior Affordable rental or Senior Market Rate Coop                      (7): Mid-rise or High-Rise mixed income rental with options for ownership or artist housing. Affordability to be defined after density is chosen.</p>	<p><b>7/22/20 CPC</b></p>
<p>2. What is the right timing and phasing for the housing developments?</p>	<p><b>DIRECTION PROVIDED</b>                      Cost estimates &amp; market considerations presented. Initial review shows that the housing mix for parcel 1B and 6A can be in the first phase (2022 – 2026) with exact timing depending on funding.</p> <p>Phase II housing is anticipated to include parcel 1A and parcel 7.</p>	<p><b>7/22/20 CPC</b></p>

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3. What is the appropriate size & general design for the River Housing Parcels?	<b>RECOMMENDATION MADE</b> Scenario 4 includes a medium density housing design for parcels 1A and 1B which will require a conditional use permit.	<b>2/22/20 CPC Design Day</b>
4. What is the appropriate size & general design for the Dowling housing parcels?	<b>RECOMMENDATION MADE</b> Scenario 4 reflects recommendation for size and general design for 6A.  <b>DIRECTION PROVIDED</b> Phase II includes multiple density options for Parcel 7, both medium and high density.	<b>2/22/20 CPC Design Day</b>  <b>7/22/20 Options included</b>
5. Development of housing preference for area residents	<b>DIRECTION PROVIDED</b> City of Minneapolis Council is considering the draft <b>Community Preference Policy</b> for single family residential, which is anticipated to be extended to multifamily housing. UHT would be subject to that policy if it is approved.	<b>8/12/20 CPC</b>
6. Ownership structure including potential for community control and/or ownership	<b>DIRECTION PROVIDED</b> Scenario 4 includes options for individual home ownership on 1B, 6A, and 1A either through a land trust model or private ownership.	<b>9/2/20 CPC</b>
<b>HOSPITALITY</b>		
Types of hospitality uses preferred, size and general design of building.	<b>RECOMMENDATION MADE</b> Parcel 7 could potentially include hospitality in the future. Parcel 1B or 6A could include community event space.	<b>2/22/20 CPC Design Day</b>