

Comparison: Upper Harbor Terminal Concept Plan to Coordinated Plan

LAND USE	Concept Plan	Coordinated Plan
Park Space & Parkway	19.5 acres	19.5 acres All riverfront frontage will be owned by MPRB.
Street ROW	7.2 acres	7.2 acres
Outdoor Music Performance Venue	4.9 acres	4.9 acres Location moved out of park. Land to be owned by First Avenue + Community Entity with Master Lease to City of Minneapolis.
Development Parcels	16.9 acres to be sold to developer	16.9 acres Land ownership to be retained by City with financeable ground leases for development parcels. Ground Lease payments are recommended to be held in a dedicated fund for Wealth Creation & Anti-displacement efforts in North Minneapolis.
Housing	<p><u>250-500 Units total</u></p> <p>40% of all rental units at or below 60% AMI</p> <p>Possible inclusion of some units at 30% AMI if project-based Section 8 available.</p>	<p><u>520 Units Total</u></p> <p>66% of all rental units at or below 60% AMI (1/3 at 30-50% AMI, 1/3 at 60% AMI, 1/3 at Market Rate)</p> <p>395-467 Rental Units (Studio, 1, 2, 3 and 4 BR units) 53-125 Ownership (Townhomes + Senior Coop + Live Work)</p> <p><u>Phase 1 (245 rental units + 32 townhomes) – 100% Affordable</u></p> <ul style="list-style-type: none"> • 82 units (33%) at 30% AMI • 82 units (33%) at 50% AMI • 41 units (17%) at 60% AMI • 40 units (16%) at 70% AMI <p><u>Phase 2 (243 units) – Mixed Income</u> Rental Housing (150-222 units) Ownership (21-93 Townhomes + Senior Coop + Live Work) Affordability TBD but will meet City Unified Housing Policy.</p>
HUB	104,000-250,000 SF	<p><u>115,000 HUB Uses</u></p> <ul style="list-style-type: none"> • 100,000 SF Health & Fitness HUB (Parcel 6B) • 15,000 SF Food Hall (Parcel 1B)
Commercial (Jobs Oriented or Ground Floor Active Uses)	TBD Future Phase	<p><u>207,000 SF Commercial Spaces to Provide Jobs for Northsiders</u></p> <ul style="list-style-type: none"> ▪ 127,000 SF Manufacturing, Production & Processing (Parcel 5) ▪ 60,000 SF Food Production & Processing (Parcel 4) ▪ 20,000 SF Ground Floor Commercial (Parcel 6A)
Office	104,000–230,000 SF	11,000 SF Commercial/Community Space
Hospitality	140-310 Room Hotel	None specified. Could possibly be explored in Phase 2 as part of the HUB or Venue

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PARCEL	Concept Plan	Coordinated Plan
<i>Parcel 1A</i>	TBD Future Phase - Residential	<p><u>Senior Housing (PHASE 2)</u></p> <ul style="list-style-type: none"> • 72 Apartments • 1 & 2 BR • 6 Townhomes (ownership) • 2 levels parking (100 spaces) <p>Child Care (2,200 SF)</p> <p><i>TBD: Senior Affordable Rental, Senior Unrestricted Rental or Senior Cooperative.</i></p>
<i>Parcel 1B</i>	Hotel (140-310 Rooms) Ground Floor Use (9-20,000 SF)	<p><u>Family Housing (PHASE 1)</u></p> <ul style="list-style-type: none"> • 75 Apartments • 1/3 affordable to 30% AMI, 1/3 affordable to 50% AMI, and 1/3 affordable to 60-70% AMI • 1, 2 & 3 BR • 15 Townhomes (ownership) • 2 levels parking (132 spaces) <p>Ground Floor Commercial (15,000 SF)</p> <ul style="list-style-type: none"> • <i>Food Hall, MPRB Satellite, Event Hall</i>
<i>Parcel 2</i>	Park/ Venue	Park
<i>Parcel 3</i>	HUB (108-240,000 SF) Ground floor uses (20–45,000 SF)	Community Performing Arts Center
<i>Parcel 4</i>	TBD – Job Generating Uses or Mixed-Use Development	<p><u>Food Production/Aquaponics (121,600 SF)</u></p> <ul style="list-style-type: none"> ▪ Light Industrial /Office(60,000 SF) ▪ Rooftop Agriculture/ Aquaculture (50,000 SF) ▪ Surface parking (93 stalls)
<i>Parcel 5</i>	TBD – Job Generating Uses or Mixed-Use Development	<p><u>Office & Production (Two tenants)</u></p> <ul style="list-style-type: none"> ▪ Production (115,000 SF) ▪ Office (20,000 SF) <p>Surface parking (158 stalls)</p>

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<i>Parcel 6A</i>	Residential (240-510 Units) <i>(40% affordable below 60% Median)</i> Ground Floor Uses (16-36,000 SF)	<u>Workforce Housing + Commercial</u> <ul style="list-style-type: none"> • 170 Apartments • 1/3 affordable to 30% AMI, 1/3 affordable to 50% AMI, and 1/3 affordable to 60-70% AMI • 1, 2, 3 & 4 BR units • 17 Townhomes (ownership) • Commercial (20,000 SF) <ul style="list-style-type: none"> ○ Community Space ○ Training Center ○ Co-Working ○ Health & Wellness • 1 level parking (120 stalls)
<i>Parcel 6B</i>	Shared Parking	<u>Health & Wellness Center (100,000 SF)</u> <ul style="list-style-type: none"> ▪ 16 Tennis Courts ▪ 6 Basketball Courts ▪ Health Clinic ▪ 2 levels parking (171 stalls)
<i>Parcel 7A</i>	Office (104-230,000 SF) Ground Floor Uses (16-36,000 SF) Structured Parking	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> • 143 Apartments • Studio, 1 & 2 BR • Commercial Space (48,000 SF) 4 Levels parking (420 stalls) <u>Affordability & density TBD</u>
<i>Parcel 7B</i>	TBD Future Phase	<u>Reserved for Future Use</u> Surface Parking & Green Space (105 stalls)