Upper Harbor Terminal Agenda

5:45  Optional Tech Support time

6:00  Welcome

6:05  Collaborative Planning Committee (CPC) member presentation

6:35  Public comment

6:50  CAC discussion of recommendations regarding development and park interaction

7:55  Next steps and adjourn at 8:00

Thank you

*Technical support — call/text Francisca at 612-499-9074*
PROJECT VALUES & OBJECTIVES

PLEASE REFER TO THE UHT CPC EQUITABLE AND RESILIENT INCLUSIVE DEVELOPMENT DECISION MATRIX FOR MORE DETAIL
COMMUNITY BENEFITS OPERATIONALIZED
PUBLIC OWNERSHIP OF LAND & THE CREATION OF SUSTAINABLE REVENUE STREAMS BACK TO COMMUNITY

City directs annual Ground Lease payments into a dedicated Northside Fund from which the City will support programs that will exclusively address gentrification, displacement and wealth building in the Northside Community. The selection of fund recipients would be made through an RFP process that has community representation on the selection committee.

Community Entity negotiates a Community Benefits Agreement with First Ave that will provide the Community Entity the ability to direct and/or receive the funds to support programs that will benefit the Northside Community.

Affordable Rental Housing: Owned in LLC by LIHTC Investor & Building Blocks/United Properties.

Tickets Fee Proceeds ($3/Ticket)

Operator: First Avenue

City of Minneapolis
Master Leases Building, Controls Facility for Government Program for 62.5 years/Selects Operator

Ticket Fee Proceeds ($3/Ticket)

Owner of Riverfront: MPRB

Owner of Development Parcels: City of Minneapolis

Financeable (Long-Term) Ground Leases

Owner of Music Venue Land: FA+CE

Commercial Space Owned & Managed By Community Entity*

Townhomes: For sale, individual homeowners/occupiers; perpetual affordability possible in Land Trust

HUB Space(s) Owned & Managed By Community Entity*

Jobs Park/Production Buildings Owned by United Properties. Leasing will be consistent with financeable, commercially reasonable leasing practices.

*Community Entity/Entities (CE) to be determined through RFQ selection process

**Northside Community is the priority population defined by the Coordinated Plan.
Overall development

Parcel 1B
- 75 affordable rental units
- 76% 2-3 bed units
- 50 units affordable for 30 -50% AMI
- 15 mixed income townhomes
- 15K sf ground floor commercial/community space (could be indoor park space)

Parcel 6A
- 170 affordable rental units
- 68% 2-3 bed units
- 66 units affordable for 30 -50% AMI
- 17 perpetually affordable townhomes
- 20K sf ground floor commercial/community space
Consideration 1: If both the venue and the park space offer community event spaces there is some overlap in services. Each space is large enough to accommodate community events and each may have some pros and cons.

**Final Design**

First Avenue and LSE Architects will begin the final design process in Spring 2021, in partnership with a Community Entity (see page 74 for additional details). The final layout and design shall be subject to broader community engagement, with additional input from technical experts and financing sources also impacting the final plan.

The massing depicted to the left is intended only to show a fit plan for staging, seating area, back of house operations, and venue services.
PARCEL 5: MANUFACTURING, PRODUCTION & PROCESSING (PHASE 1)

Feasibility Requirements
- None; feasible in current market conditions

100-127,000
Sq. Ft. (Final Area Subject to Office Program)

Single or Multi-Tenant
Subject to Marketing and Preleasing

Solar Ready
Rooftop Area for Solar Panels
DEVELOPMENT OVERVIEW

Consideration 1: If both the venue and the park space offer community event spaces there is some overlap in services. Each space is large enough to accommodate community events and each may have some pros and cons.
PARCEL 6B: HEALTH & WELLNESS COMMUNITY HUB
Consideration 1: If both the venue and the park space offer community event spaces there is some overlap in services. Each space is large enough to accommodate community events and each may have some pros and cons.
Opportunities to weigh in (check Events calendar):

- McKinley Neighborhood Online Event: Dec 20
- McKinley Neighborhood Org: Dec 21 TENTATIVE
- City Open house: Jan 5 – TENTATIVE
- Online survey: through Jan 15

Schedule:

- Draft AUAR for public comment: Approximately late Jan – late Feb
- City Council consideration of Coordinated Plan: Feb 2021
- Dec 2022: Phase 1 Infrastructure and park may begin construction