

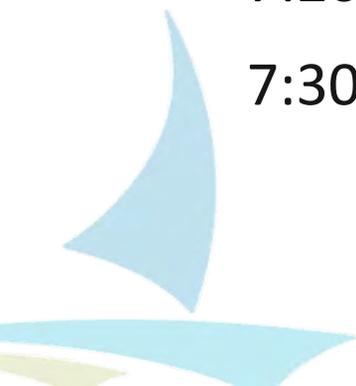
Upper Harbor Community Meeting

May 2, 2024

University of Minnesota Urban Research and Outreach
Engagement Center (UROC)

MEETING AGENDA

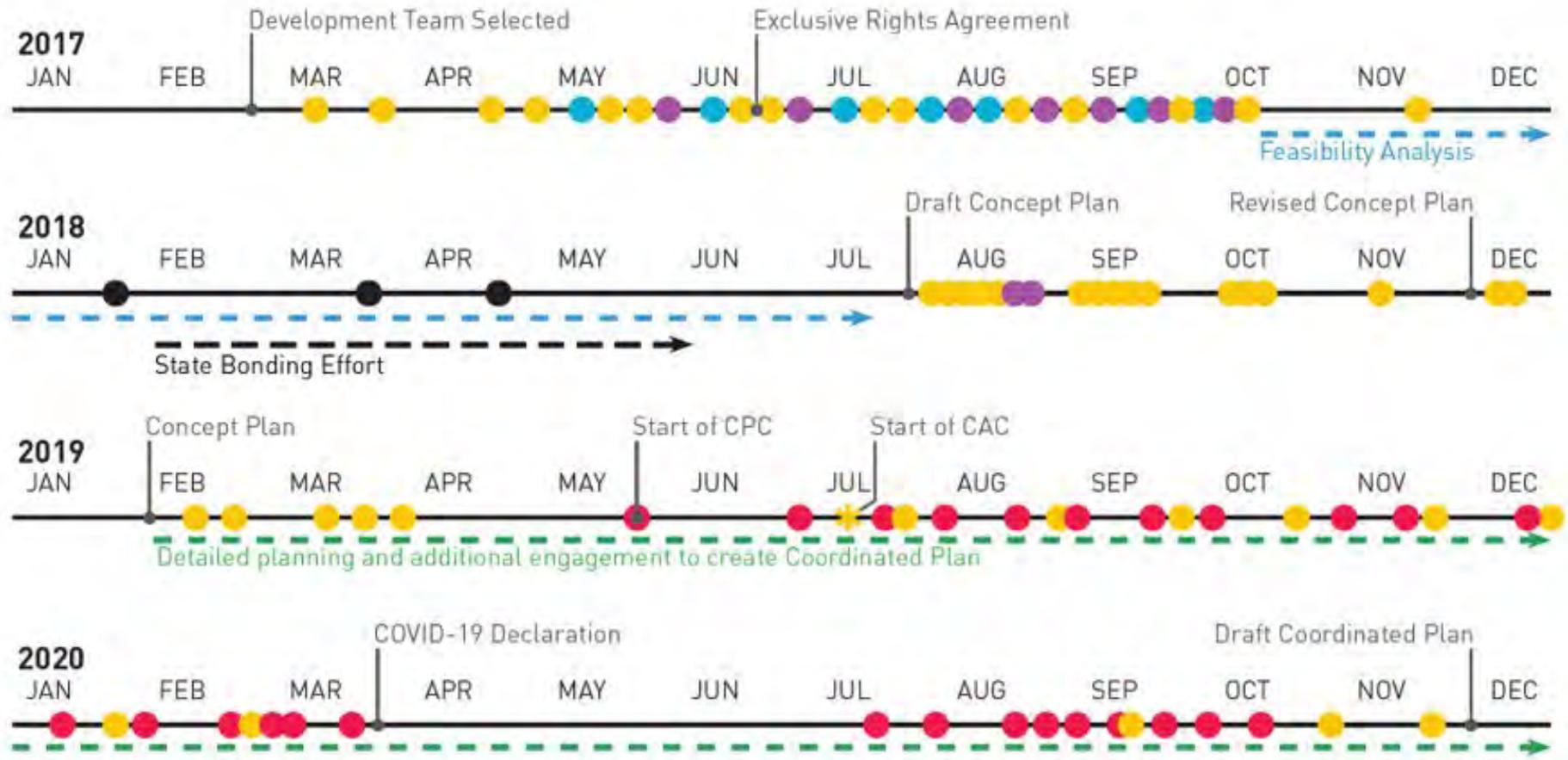
5:40pm	Introduction and Welcome
5:50pm	History of Engagement
5:55pm	Project Update
6:10pm	Development Update
6:30pm	Health Hub Proposal
6:40pm	Break Out Group Discussion
7:10PM	Report out from Break Out Groups
7:20pm	Next Steps
7:30pm	Closing



UPPER HARBOR SITE



HISTORY OF ENGAGEMENT



- Collaborative Planning Committee (CPC)
- Community Meeting or Public Event
- Community Site Visit
- Door Knocking
- State Bonding

Due to the COVID-19 Pandemic Local Public Health Emergency in-person meetings and events were restricted March-December 2020.

Community meetings are shown; working meetings and non-public engagement is ongoing.

* July 2019, the Community Advisory Committee (CAC) was established to assist MPRB with the creation of park related components and advise MPRB on decisions about park program and design. After July 2019, park engagement was conducted by MPRB.

ENGAGEMENT OVERVIEW

- **Upper Harbor Terminal Collaborative Planning Committee (UHT CPC)** established by City Council March 2019 to work with City and developer on the Coordinated Plan for redevelopment.
- Minneapolis Park and Recreation Board's **Upper Harbor Community Advisory Committee** for Upper Harbor park planning.
- The **Learning Tables** community engagement events convened by Public Policy Project-Environmental Justice Coordinating Council in coordination with the City & MPRB.
- Public Works **Public Realm & Infrastructure** engagement January – August 2021
- Additional outreach by City and MPRB

*Due to the COVID-19 pandemic, beginning in March 2020 in person meetings were suspended and meetings occurred online

UPPER HARBOR: A COMMUNITY FOCUSED VISION

The redevelopment of the Upper Harbor provides a once-in-a-generation opportunity to create a large-scale, community-building asset in North Minneapolis, grounded in a restorative approach towards racial justice that meets the needs, aspirations and priorities of the nearby residents.

Connect North Minneapolis to the Mississippi River

Retain public ownership of the land

Provide and create

- New affordable housing attainable to current North Minneapolis residents
- Sustainable revenue streams invested back into the Northside
- Opportunities for local businesses & entrepreneurs
- Living wage jobs to the Northside

Build

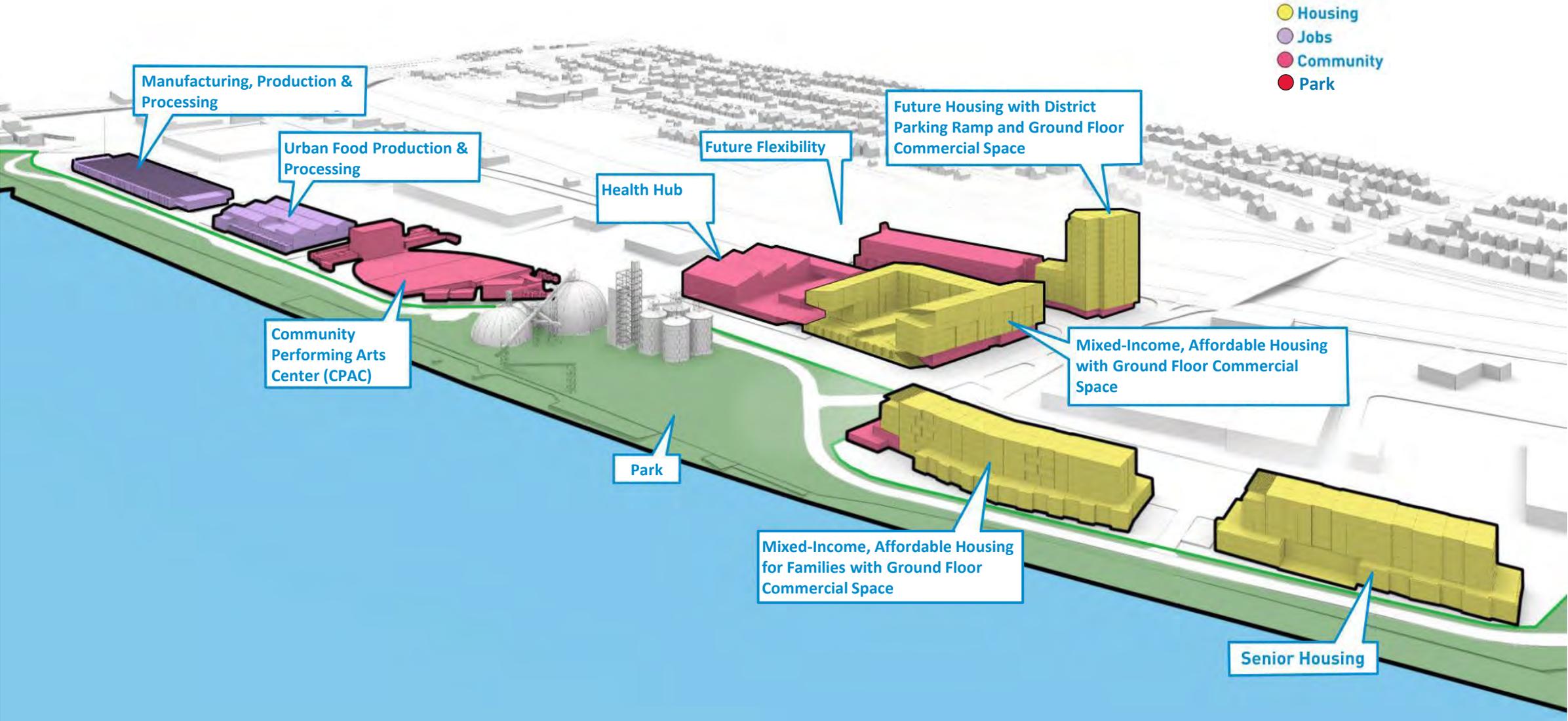
- 20 acres of new riverfront park space & trails
- A Community Performing Arts Center
- A Community Health & Wellness Hub

Repair and restore

- Environmental remediation
- Restoration of the shoreline
- District stormwater management



COORDINATED PLAN: DEVELOPMENT OVERVIEW

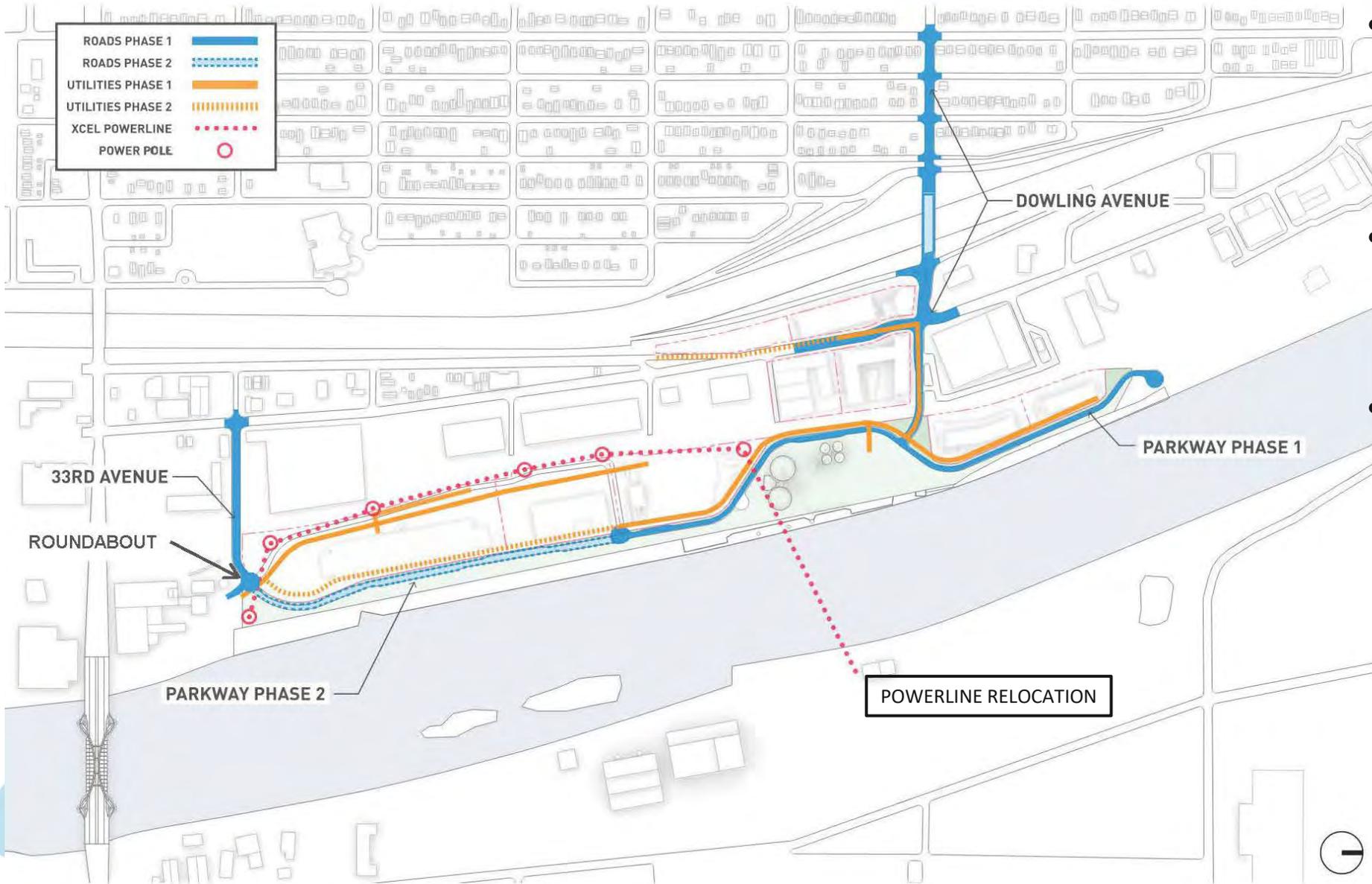


CITY PROJECT UPDATE

HILARY HOLMES, CITY OF MINNEAPOLIS - CPED

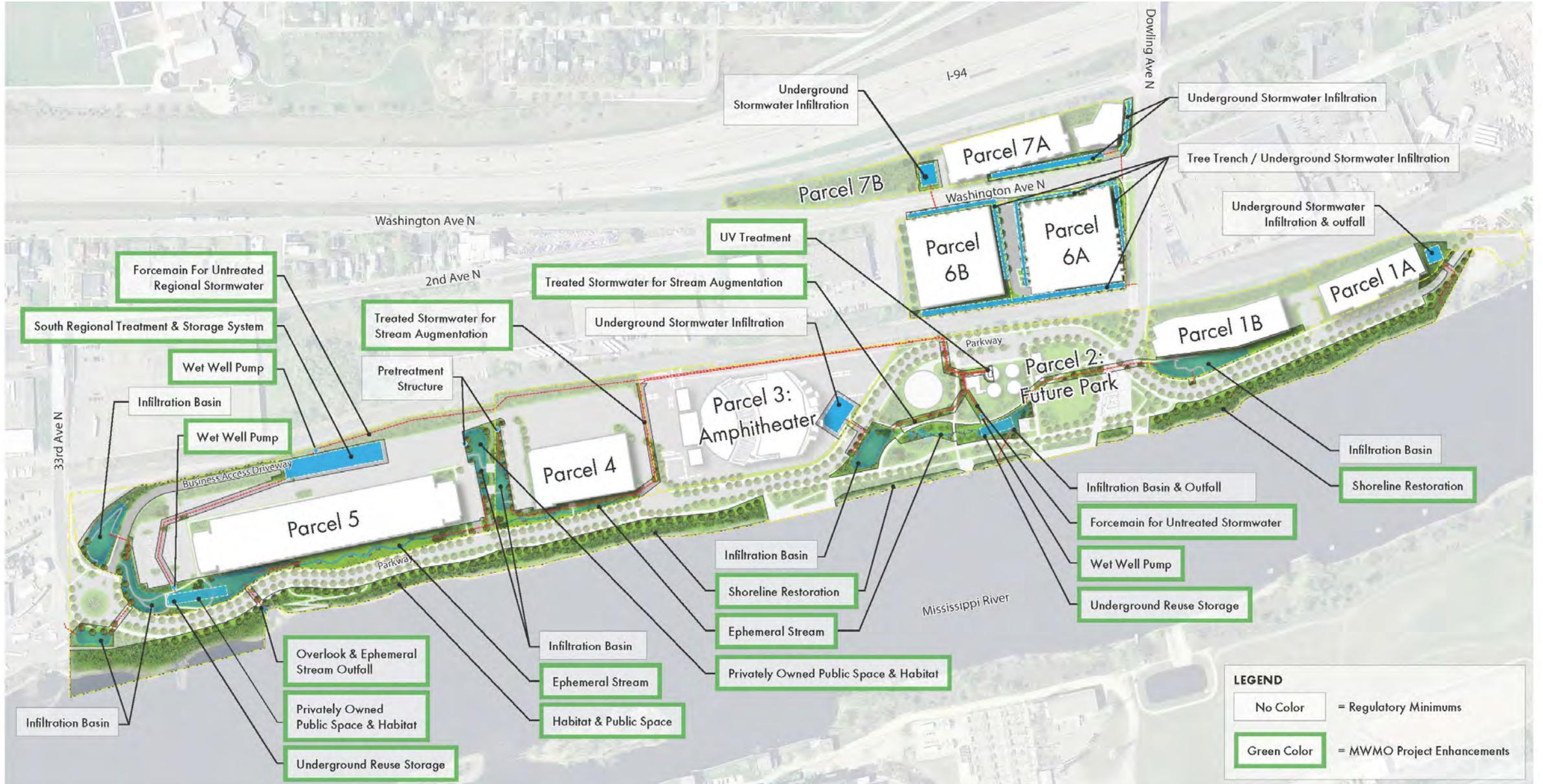
- September 2021 – City Council approved Upper Harbor Coordinated Plan
- November 2021 – MPRB approved Upper Harbor Regional Park Plan
- April 2022 – Public Works started work on Phase 1 Infrastructure:
 - Demolition & site work
 - Reconstruction of 33rd Ave N & Dowling Ave (from Upper Harbor site to Lyndale Ave N)
 - Construction of new north-south parkway
 - Installation of public utilities throughout the Upper Harbor site
 - Remaining infrastructure work will be finished in spring/early summer 2024
- November 2023 – Xcel Energy started relocation of large overhead transmission lines on site; finished March 2024
- November 2023 – City transferred ownership of the Park Parcel to MPRB
- Spring 2024 – Park construction will begin

COORDINATED PLAN: PUBLIC INFRASTRUCTURE PLAN



- Provide a connected transportation system and complementary public utilities
- Prioritize safe and convenient pedestrian and bicycle connections
- Offer a riverfront-oriented experience with a focus on innovative stormwater solutions

HABITAT, PUBLIC SPACE & DISTRICT STORMWATER W/ MWMO



UPPER HARBOR DEMOLITION & GRADING



2022 – Demolition & Grading



2023 – Street construction, utilities & shoreline

Photo credit: Mississippi Watershed Management Organization

UPPER HARBOR PHASE 1 INFRASTRUCTURE



Dowling & Washington Ave N improvements (looking SW)



Main Park Space (Spring 2024 construction start)
West River Rd N & Dowling (looking NW)

Photo credit: Mississippi Watershed Management Organization

UPPER HARBOR PHASE 1 INFRASTRUCTURE



West River Rd N (parkway looking S)



Roundabout @ 33rd Ave N & West River Rd N

Photo credit: Mississippi Watershed Management Organization

UPPER HARBOR PHASE 1 INFRASTRUCTURE



Shoreline restoration 2022



Shoreline restoration 2023

Photo credit: Mississippi Watershed Management Organization

DEVELOPMENT UPDATE – OVERVIEW

- General Project Updates - Phase 1 & 2 Development
- Updated Project Imagery & Site Plan
- Phase 1 Affordable Housing
- Introduce Proposed Health Hub Project
- Questions and Discussion



COORDINATED PLAN: DEVELOPMENT MAP

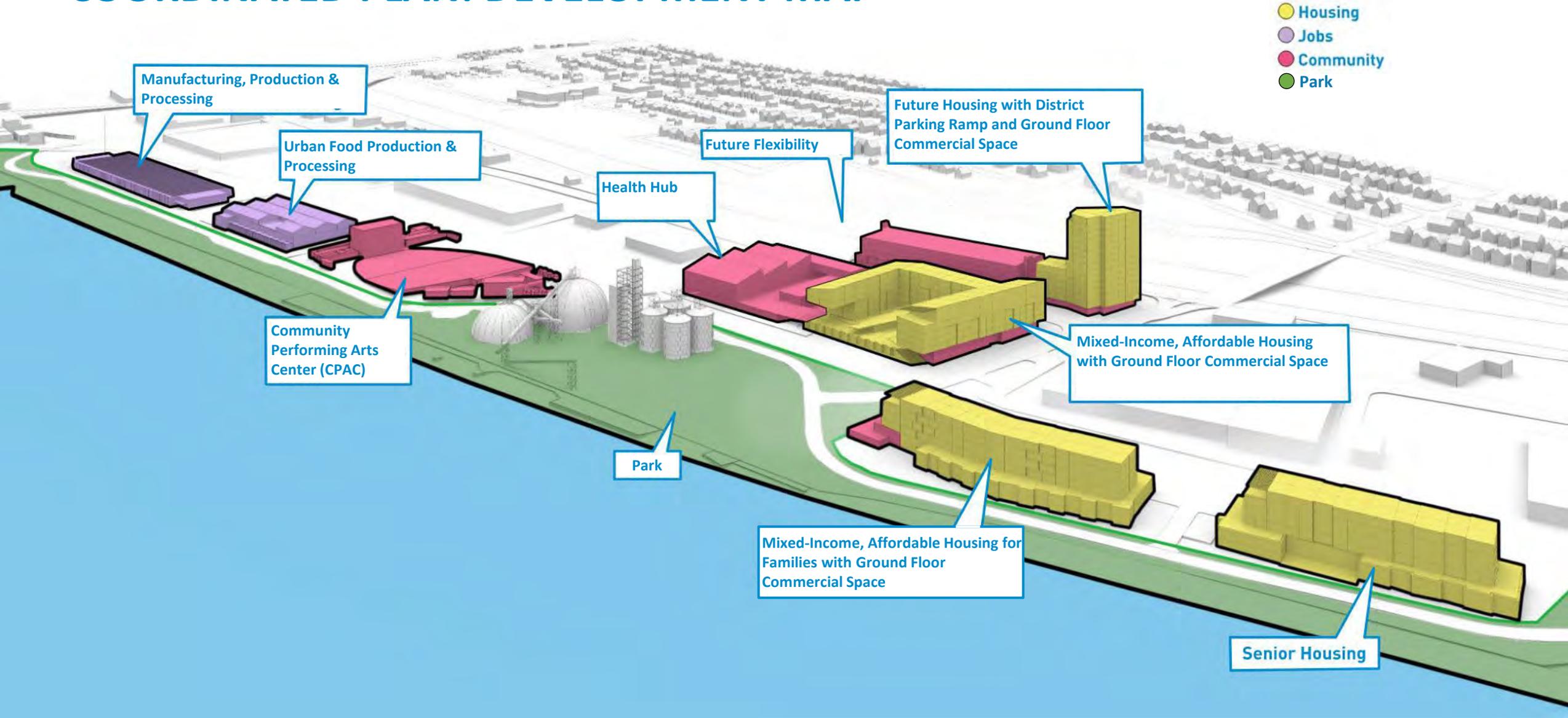




Photo credit: Mississippi Watershed Management Organization



Photo credit: Mississippi Watershed Management Organization



Rendering: El Dorado Architects



Rendering: El Dorado Architects

UPPER HARBOR SITE PLAN



33RD AVE

I - 94

Washington Ave

Dowling Ave

PARCEL 5

PARCEL 4

CPAC

6B

6A

PARK

7A

1B

1A

FIRST AVENUE – COMMUNITY PERFORMING ARTS CENTER

Upper Harbor Terminal Community Performing Arts Center announces new partnerships rooted in community involvement with the African American Community Development Corporation and the Minnesota Orchestra



AERIAL VIEW OF UPPER HARBOR TERMINAL COMMUNITY PERFORMING ARTS CENTER FROM THE NORTH

Minneapolis (Thursday, July 20, 2023) – First Avenue, the operating partner for the Community Performing Arts Center (CPAC), located within the Upper Harbor Terminal (UHT) development, is thrilled to announce two significant strategic partnerships. The African American Community Development Corporation (AACDC) has been named as the Community Entity and the Minnesota Orchestra has been selected as a Strategic Business Partner of the UHT project.

- First Avenue has completed construction documents and city entitlements
- Design reflects input received at community meetings including opportunities for Northside entrepreneurs in the market on the plaza, significant areas to include public art, and year-round multi-purpose space
- Construction start Summer 2024
- Opening 2025 concert season

PARCEL 6A: PHASE 1 AFFORDABLE HOUSING

	<u>Coordinated Plan</u>		<u>2023 Applications</u>	
Total Units	187		178	
Unit Mix	<u>Units</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
Studio	0	0%	0	0%
1 Bedroom	44	26%	45	25%
2 Bedroom	84	49%	77	43%
3 Bedroom	32	19%	40	22%
4 Bedroom	10	6%	16	9%
Total Rental Units	170		178	
For Sale	17		0	
Affordability	<u>Units</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
30% Rents	55	32%	65	37%
50% Rents	56	33%	91	51%
60% Rents	59	35%	22	12%



Renderings: Mobilize/DJR



PARCEL 6A: “GO FORWARD” OPTIONS

Status:

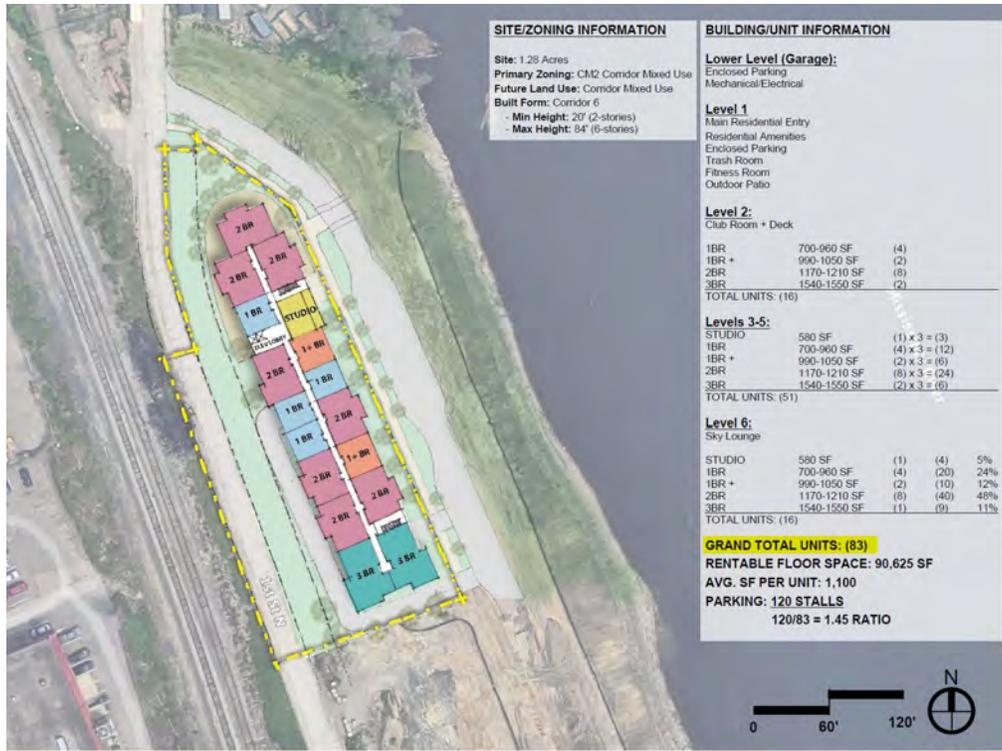
- MHFA denied \$12m gap funding request
 - 2nd request denied

New Funding Options:

1. Pursue other State funding (ie: bonding, appropriations, etc)
2. Seek Alternative Funding Source
3. Project Program Change
4. MHFA – Apply again in 2024 (3rd time) for 2025 award

PARCEL 1A: SENIOR ATTAINABLE

PARCEL 1B: WORKFORCE ATTAINABLE



LEVEL 3-5 | PARCEL 1A FLOOR PLAN
UPPER HARBOR TERMINAL - PARCEL 1A + 1B HOUSING | CONCEPT PLANNING

OCT 12, 2023

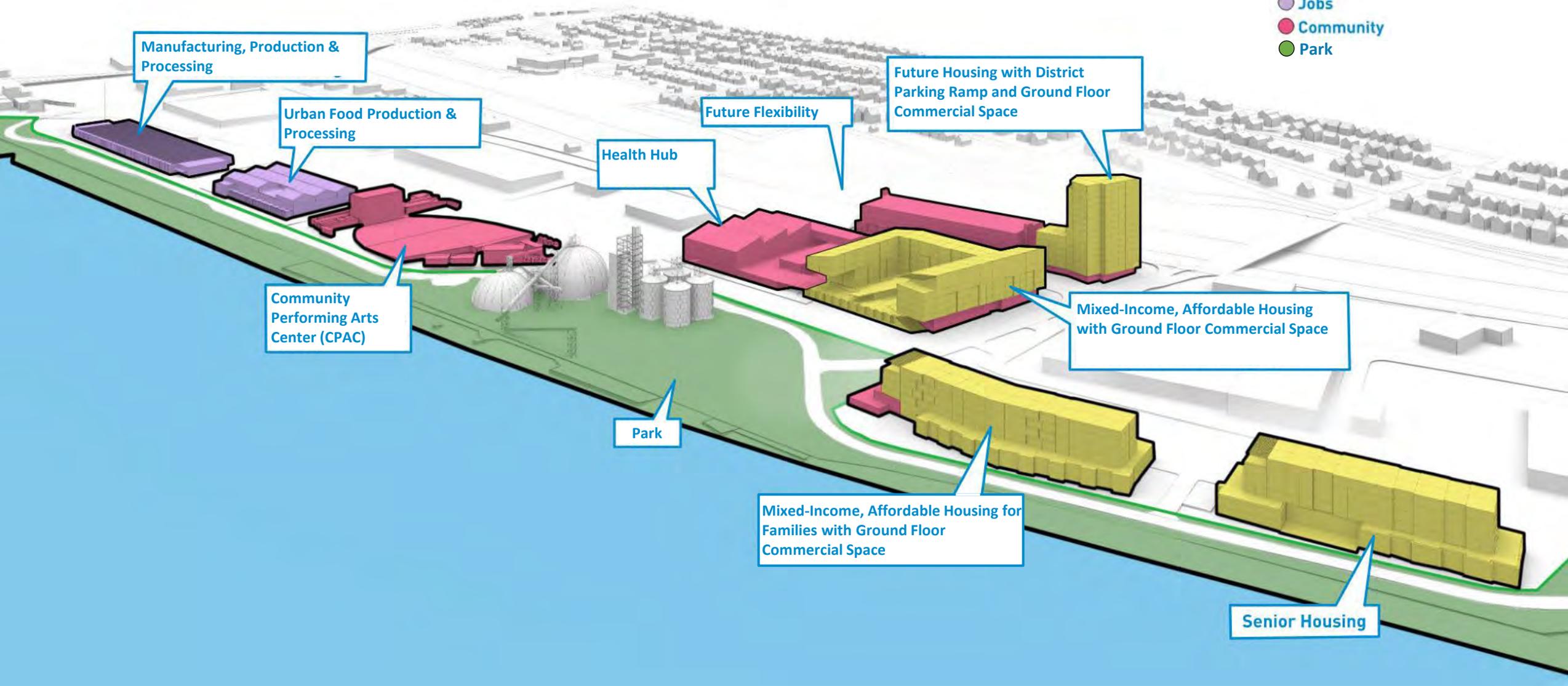


PARCEL 4: FOOD MANUFACTURING

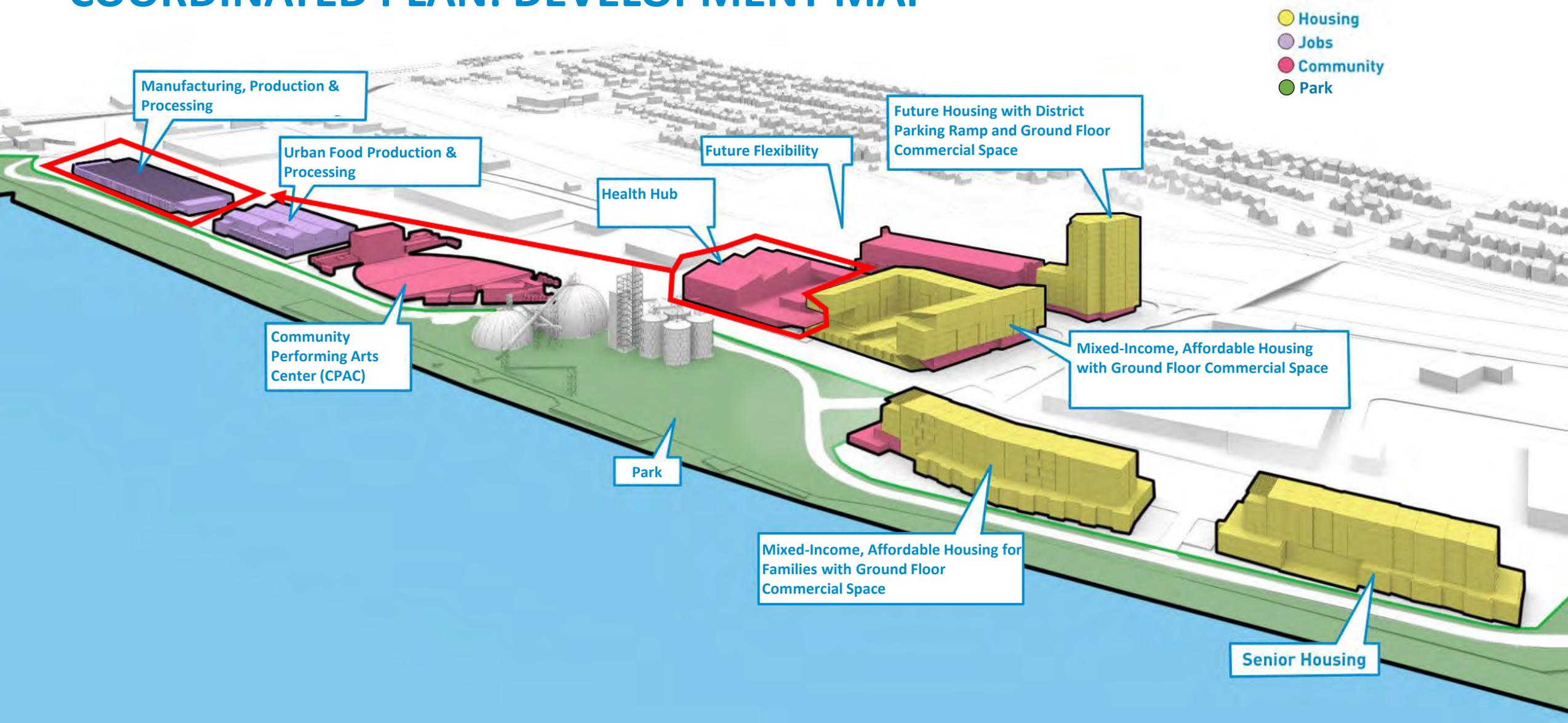


COORDINATED PLAN: DEVELOPMENT MAP

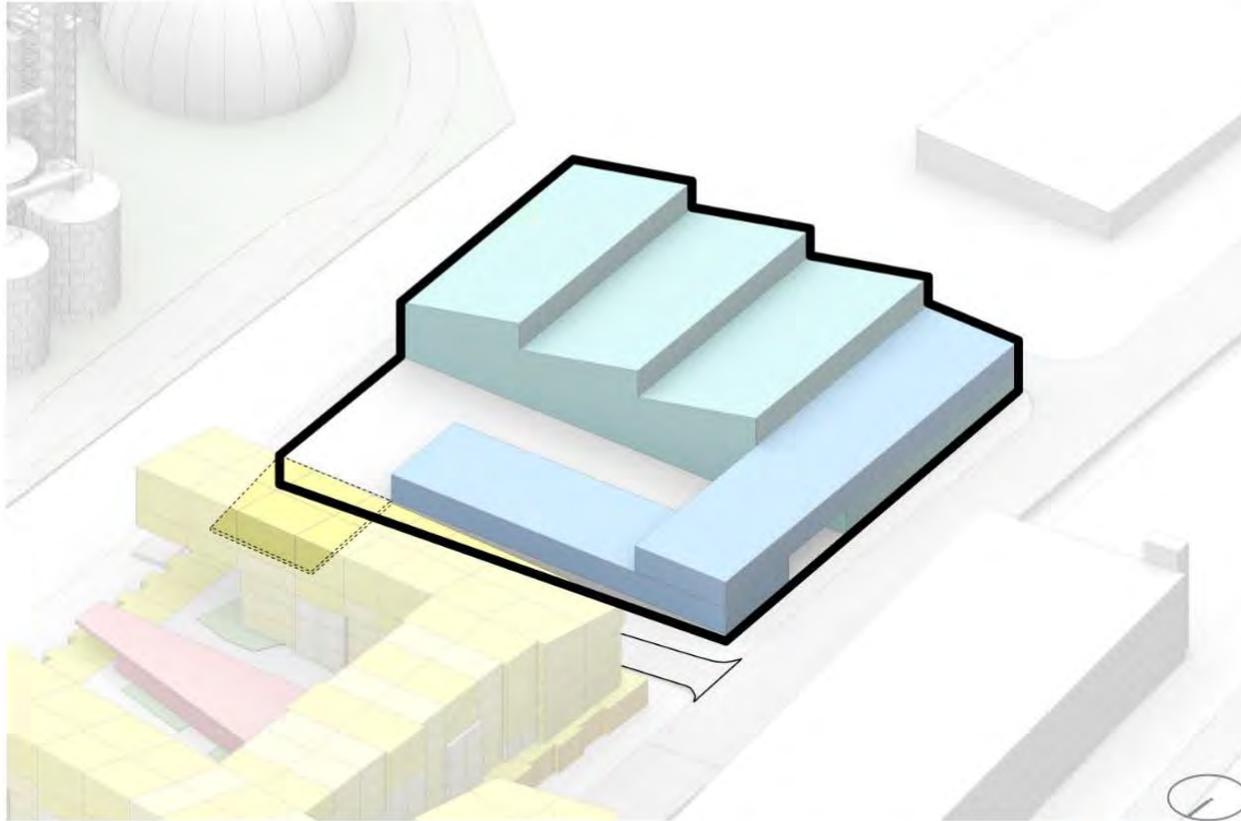
- Housing
- Jobs
- Community
- Park



COORDINATED PLAN: DEVELOPMENT MAP



HEALTH HUB: COORDINATED PLAN (PARCEL 6B)



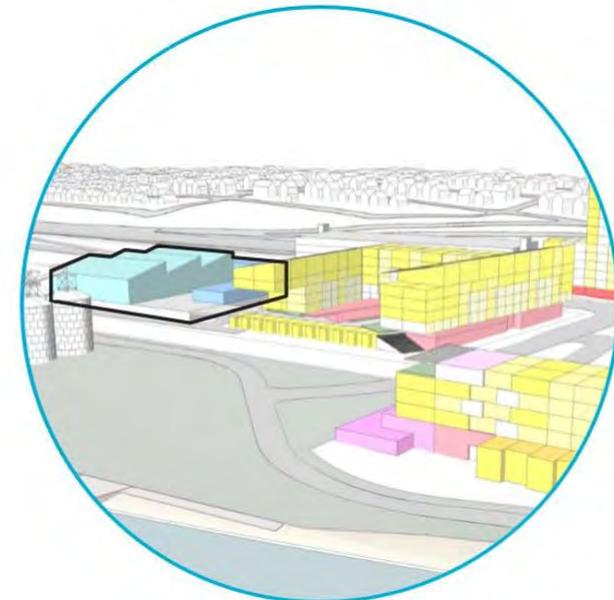
Health & Wellness
Community Hub

Community Services, Partners & Programming

\$TBD
Development Cost TBD by Final Program & Design

Feasibility TBD

Subject to Final: Plan, Program, Developer, Operator, Partners/Tenants, Financing, Fundraising, and Parking Requirements



View from the North East

DEVELOPMENT PARCEL 5



PARCEL 5: PROPOSED HEALTH & WELLNESS HUB



Rendering: LSE Architects



INNERCITYTENNIS

MINNEAPOLIS

Since 1952

www.innercitytennis.org

John Wheaton

Executive Director

Raheem Simmons

Community Programs Manager

John Bussey

Associate Director

MISSION

To develop and unleash the potential of youth on and off the tennis court by engaging and serving a supportive community.

VISION

To be the national leader in youth development through tennis.

VALUES

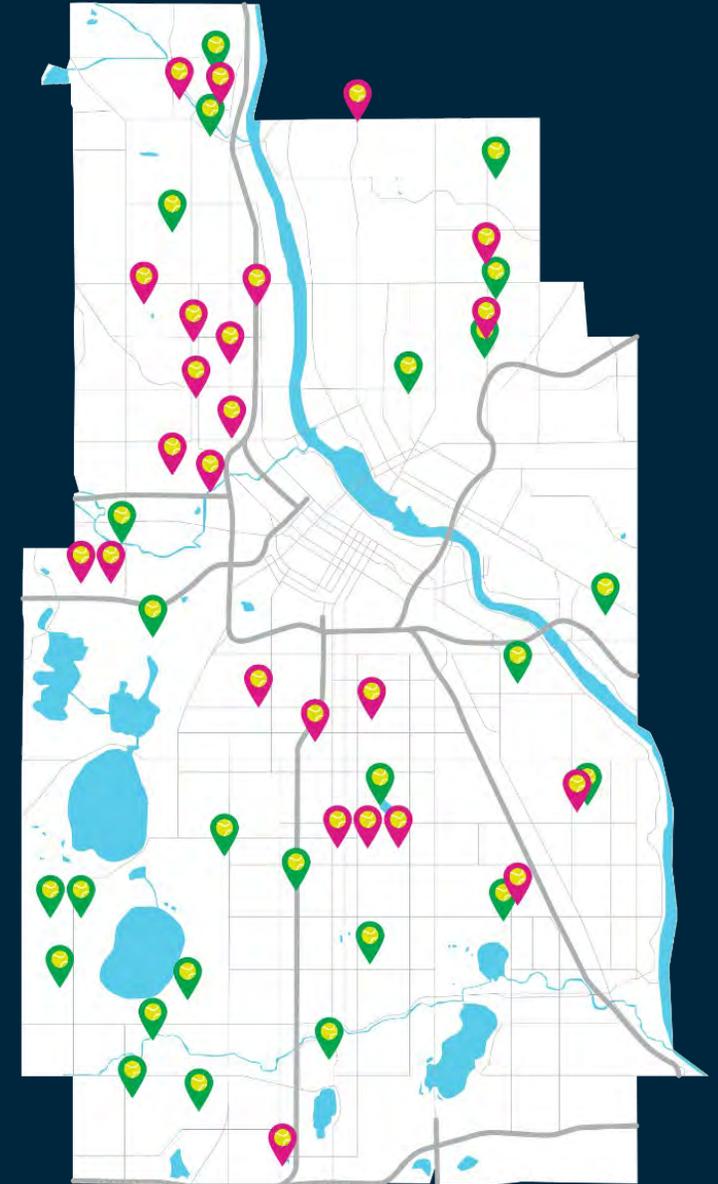
Enthusiasm, Integrity, Perseverance, Respect, Responsibility, Service, Teamwork.

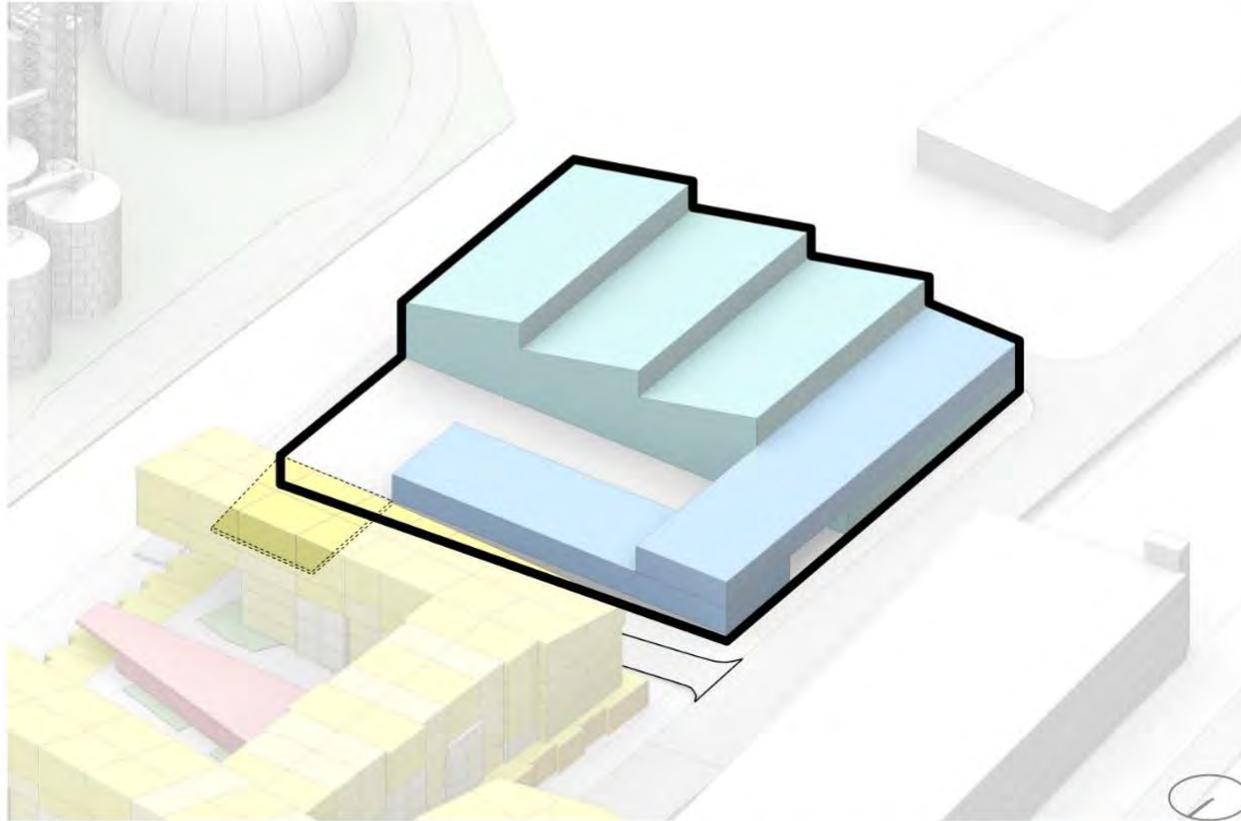
LOCATIONS

- 24 – Minneapolis Schools
- 23 – Minneapolis Parks
- 1 – MLK Park Tennis Center

PROGRAMS

- Super Saturdays
- Tennis in the Schools
- Tennis in the Parks
- Cities Academy





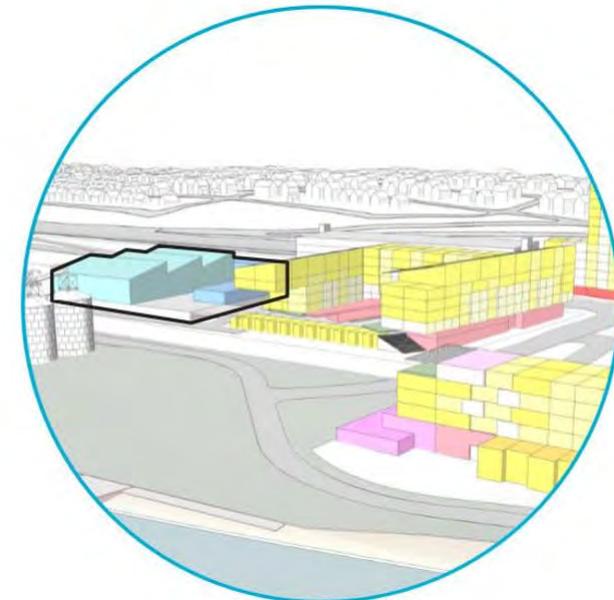
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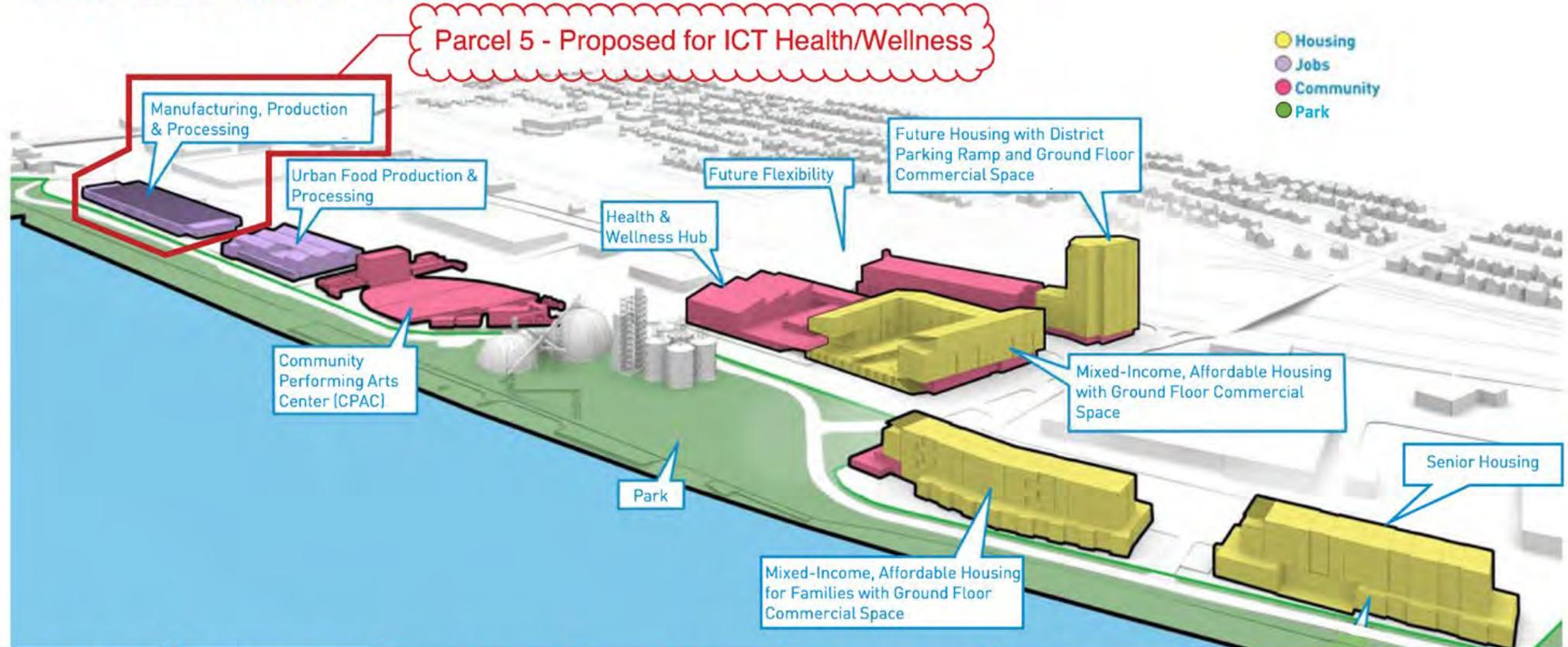
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View from the North East

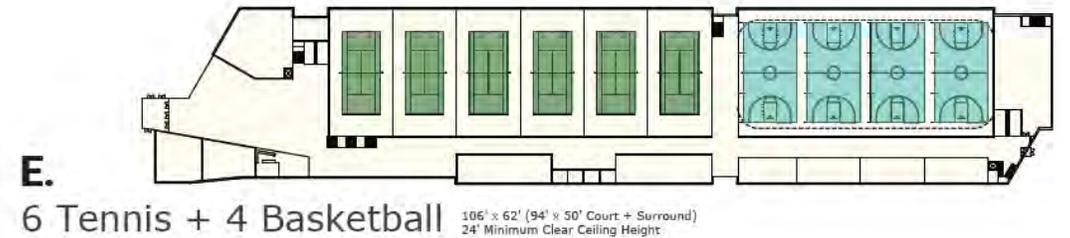
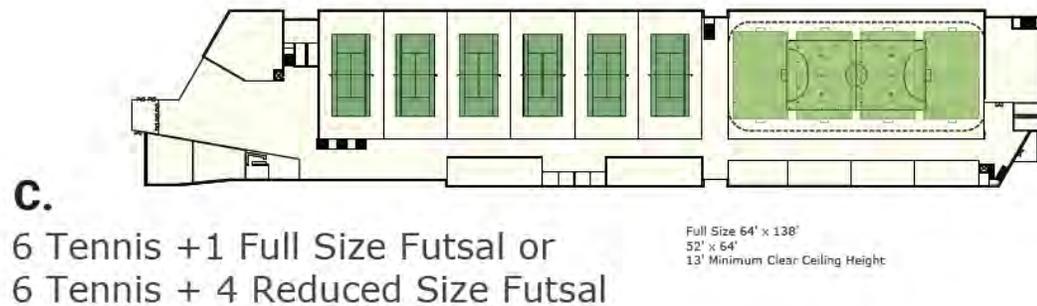
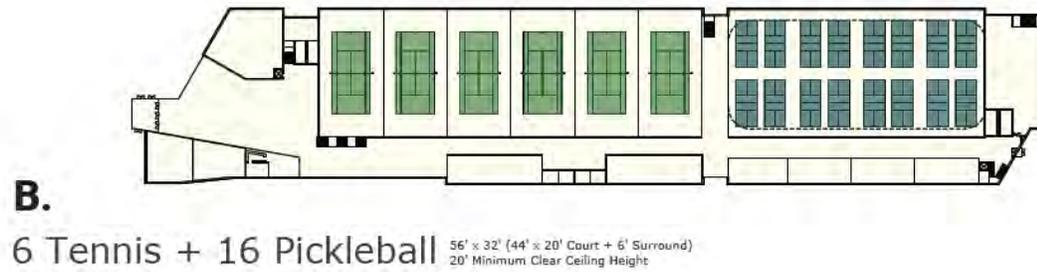
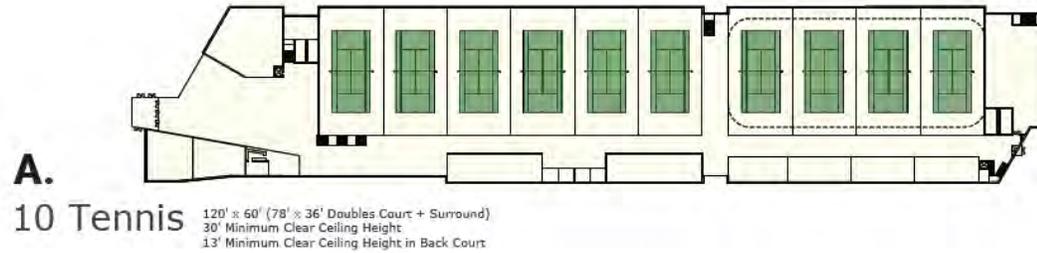
DEVELOPMENT OVERVIEW



<p>19.5 Acres of New Riverfront Park</p>	<p>\$500K-1M Annual revenue to community entity, generated by First Ave ticketed events</p>	<p>520 Proposed Housing Units</p>	<p>300 Estimated Living Wage Jobs</p>	<p>Health & Wellness Community Hub</p>	<p>45,000 Sq. Ft. Ground Floor Commercial/Community Space</p>	<p>1,200 Estimated Construction Jobs Created</p>	<p>\$302M Estimated Development Cost <small>*Does not include City infrastructure and Park costs</small></p>
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PARCEL 5 - DRAFT FIT PLAN

- *8 Tennis Courts*
- *4 Multisport Courts (Basketball / Futsal / Volleyball / Pickleball / Badminton / Adaptive Sports)*
- *20,000 – 40,000 sf for Mission-Aligned Businesses*
 - *e.g. Cafe, Retail, Salon, Fitness Center, Youth Development*
- *Public Indoor Space*
- *Orientation to Mississippi River*







Thank You!

Any Questions?

John Wheaton

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John Bussey

Associate Director

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Raheem Simmons

Community Programs Manager

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BREAK OUT GROUP DISCUSSION

- What do you like about moving the Health Hub to Parcel 5?
- Does the proposed move align with the Coordinated Plan's 6 core values? If so, how? If not, why not?
- What questions do you have for ICT?
- What concerns, if any, do you have about moving the Health Hub to Parcel 5?

REPORT OUT @ 7:10 P.M.



Economic Inclusion,
Jobs & Careers

Economic Inclusion, Jobs & Careers:

Provide jobs, contracts, career pathways, and financial ownership for workers, businesses, and organizations in the Northside Community.



Disrupting Gentrification
& Displacement

Disrupting Gentrification & Displacement: Advance the interests of our Northside Community without creating gentrification and displacement.



Wealth Creation &
Community Ownership

Wealth Creation & Community Ownership: Provide ownership opportunities at every level in the project that preserve, protect and build the wealth of Northside Community residents and businesses.



Affordable Housing

Affordable Housing:

Provide a diverse mix of housing types and sizes that is attainable and affordable for the current Northside Community in a healthy, safe and opportunity rich neighborhood.



Environmental Justice
& Sustainability

Environmental Justice & Sustainability: Significantly advance community-wide efforts to repair environmental injustices that impact Northside Community residents, and more specifically the Northside's Black community.



Mobility, Public Space
& Infrastructure

Mobility, Public Space & Infrastructure:

Design, build, and support public spaces that prioritize inclusivity, community ownership and access for the Northside Community.

NEXT STEPS & THANK YOU!

