

Upper Harbor Community Meeting

June 26, 2024

NorthPoint Conference Center

6/26/24 MEETING AGENDA

5:30pm	Meeting start
5:40pm	Welcome and Introductions
5:55pm	Health Hub presentation (United Properties & InnerCity Tennis)
6:15pm	Breakout group discussion
6:40pm	Report out/large group discussion
7:10pm	Next Steps
7:20pm	Closing
7:30pm	Meeting end



UPPER HARBOR SITE



UPPER HARBOR ENGAGEMENT OVERVIEW

- **Upper Harbor Terminal Collaborative Planning Committee (UHT CPC)**
 - Established by City Council March 2019 to work with City & developer on the Coordinated Plan
 - UHT CPC met June 2019 - July 2021*
- **Upper Harbor Community Advisory Committee**
 - MPRB's advisory committee for Upper Harbor park planning
 - Met July 2019 - May 2021*
- **Learning Tables**
 - Community engagement events convened by Public Policy Project-Environmental Justice Coordinating Council in coordination with the City & MPRB
 - Learning Tables met July 2019 - December 2020*
- **Public Realm & Infrastructure** engagement
 - Led by Public Works
 - January – August 2021
- **Upper Harbor Coordinated Plan** for redevelopment approved by City in Sept. 2021

*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

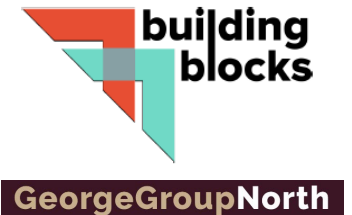
- New affordable housing attainable to current North Minneapolis residents
- Sustainable revenue streams invested back into the Northside
- Opportunities for local businesses & entrepreneurs
- Living wage jobs to the Northside

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



UPPER HARBOR SITE



June 2024

Photo: Mississippi Watershed Management Organization

“JUST THE BEGINNING”

2022-2024

- Terminal demolition & site work
- Construction of Phase 1 public infrastructure

2024

- Ribbon cutting of Phase 1 public infrastructure
- Groundbreaking for MPRB park project

2025

- MPRB regional park at Upper Harbor

2025+

- Community Performing Arts Center
- Mixed-use affordable housing (Parcel 6A)
- Health & Wellness Hub



Photo: Mississippi Watershed Management Organization



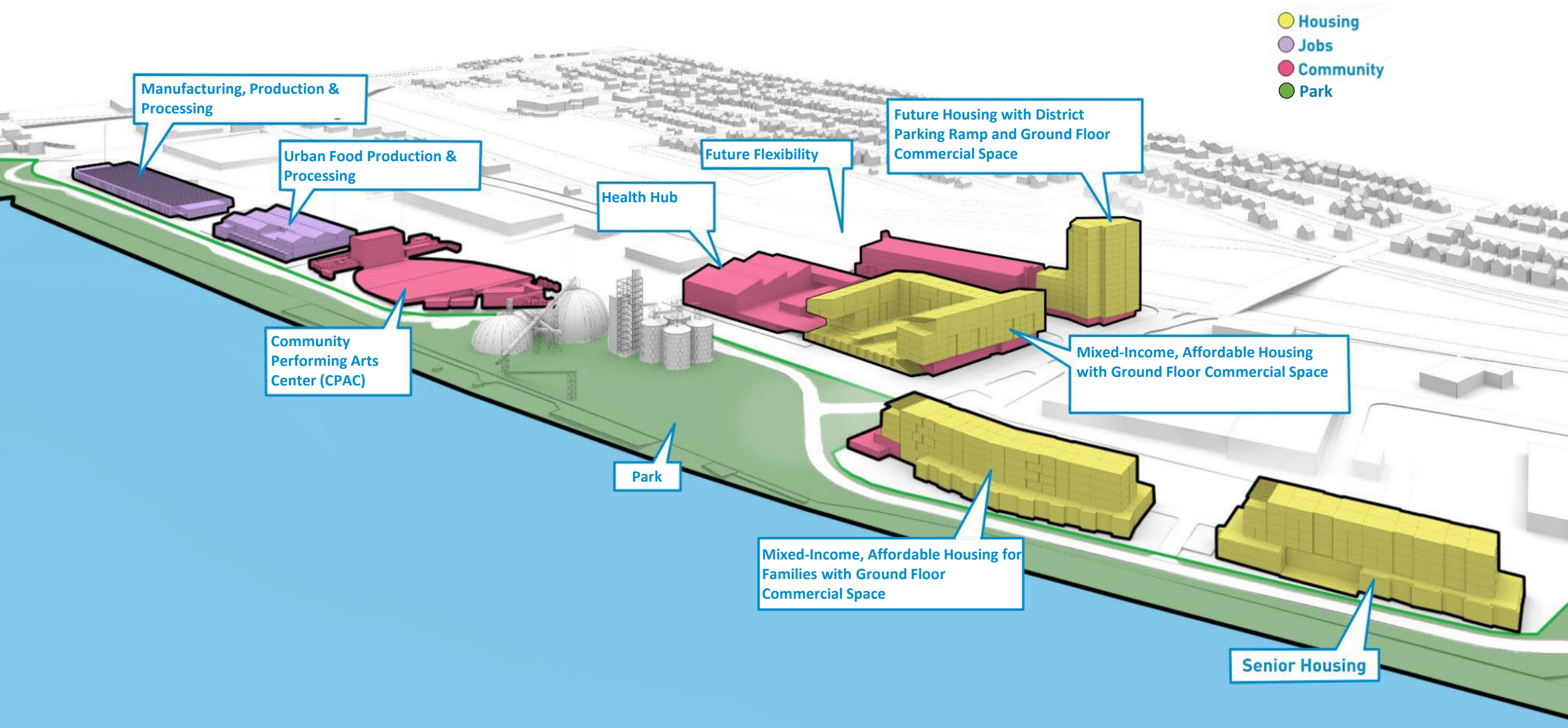
Park rendering by Perkins & Will

GOALS FOR TONIGHT

- Provide additional historical context of the Health Hub
- Listen and respond to community feedback
- Establish what may and may not be achievable (*within the Health Hub*)
- Gain support for an InnerCity Tennis-anchored Health Hub



COORDINATED PLAN DEVELOPMENT MAP



SITE PLAN



I - 94

Washington Ave

33RD Ave

Dowling Ave

7A

6B

6A

1A

1B

CPAC

PARK

PARCEL 4

PARCEL 5

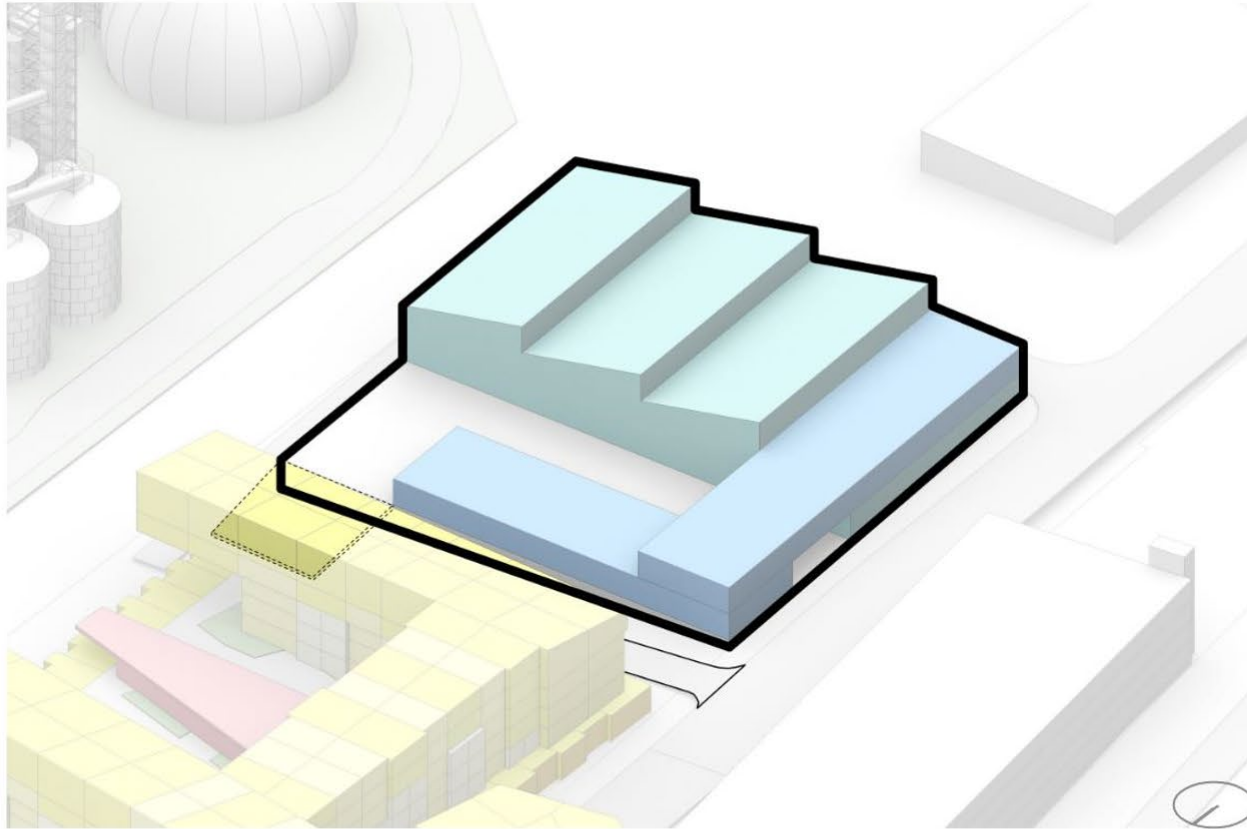
What is the Health Hub?

(per the Coordinated Plan)



UNITED PROPERTIES
CREATING DEEP ROOTS

HEALTH HUB: COORDINATED PLAN (PARCEL 6B)



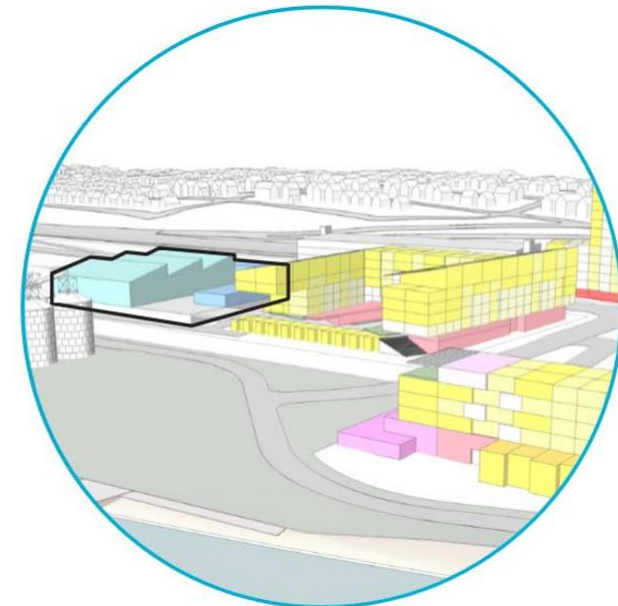
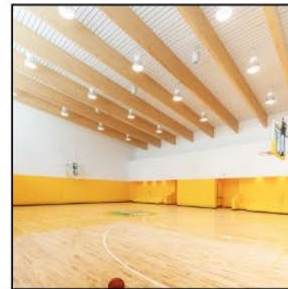
Health & Wellness
Community Hub

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

HEALTH HUB: COORDINATED PLAN (PARCEL 6B)

- Highlights from Coordinated Plan (p. 97):
 - Building Blocks to serve as lead developer of Health & Wellness Hub
 - Complete a feasibility study
 - **Through the process, define the Hub (programming, partners, tenants, ownership structure, costs and funding)**
 - Identify food-based businesses as potential tenants (owned or employed by people within the Community)
 - Reserve a portion of space for startups
 - Utilize an anchor business to create more attainable rents for other businesses

How did we get here?



UNITED PROPERTIES
CREATING DEEP ROOTS

AN ANCHOR IS NEEDED

- **Vision:** A lead partner that largely shares in the same vision
- **Financing:** A project like this is expensive
- **Operations:** A project like this a living and breathing community asset



EVOLUTION SINCE THE COORDINATED PLAN

- Building Blocks (2021)
- Building Blocks + YMCA (2021-22)
- Building Blocks + YMCA + ICT (2022-23)
- **ICT Emerges as lead anchor of the Hub (2023-2024)**
 - Building Blocks remains engaged and supportive
 - Building Blocks likely programming partner
 - Building Blocks remains open to explore various ownership structures





INNERCITYTENNIS

MINNEAPOLIS

Since 1952

www.innercitytennis.org

John Wheaton

Executive Director

Raheem Simmons

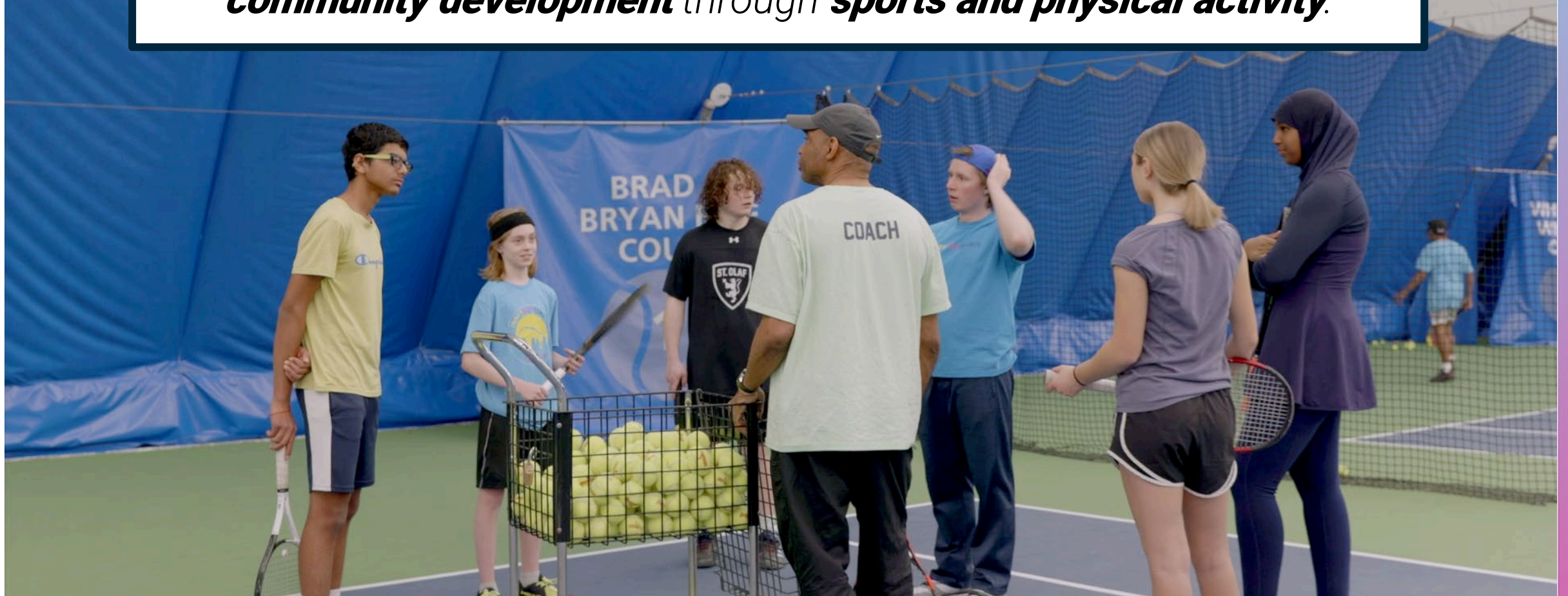
Community Programs Manager

John Bussey

Associate Director

WHO WE ARE

Founded in 1952, a **Minneapolis nonprofit** focused on **youth and community development** through **sports and physical activity**.



WHY

Mental & Emotional Health
Physical Health
Life & Job Skills
Structure & Direction
Academic Support
College Connections
Mentorship & Coaching
Friendships & Social Connection
Cognitive & Brain Health
Much More



CURRENT YOUTH PROGRAMS

Super Saturdays
Schools + Partners Programs
Summer Tennis in the Parks
Cities Academy





3,809 TENNIS IN THE SCHOOLS
952 SUMMER TENNIS IN THE PARKS
886 SUPER SATURDAYS
941 CITIES ACADEMY
7 JUNIOR TENNIS TOURNAMENTS HOSTED



Participant demographics reflect the diversity of our city in all its dimensions: racial, ethnic, physical, cognitive, family income, and more.



140
VOLUNTEERS



2,052
ADULT PLAYERS



\$271,927
SCHOLARSHIPS



\$704,664
COMMUNITY PROGRAMS



CURRENT ADULT PROGRAMS

Beginner Lessons

Competitive & Recreational Leagues

Drills & Practice

Community Play



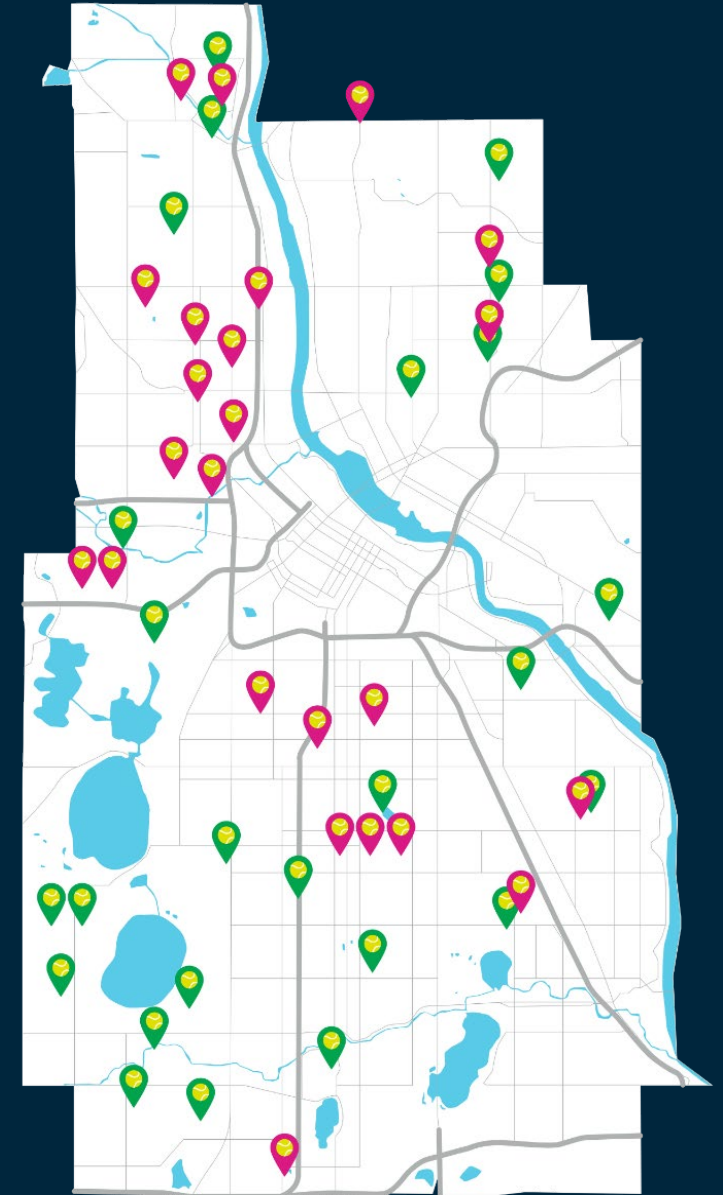
LOCATIONS

24 Minneapolis Schools

23 Minneapolis Parks

Tennis Center @ MLK Park

Program Center @ Family Baptist
Church



WHY - REVISITED

Mental & Emotional Health

Physical Health

Life & Job Skills

Structure & Direction

Academic Support

College Connections

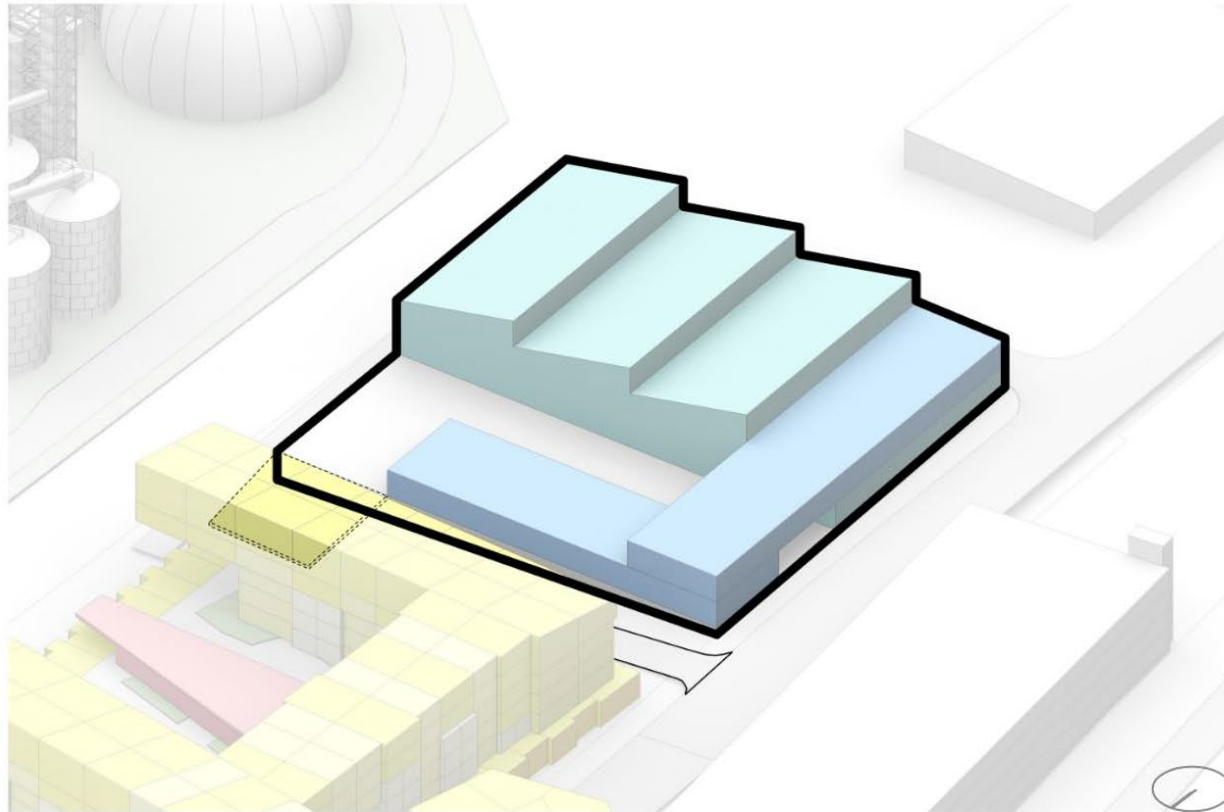
Mentorship & Coaching

Friendships & Social Connection

Cognitive & Brain Health

Much More





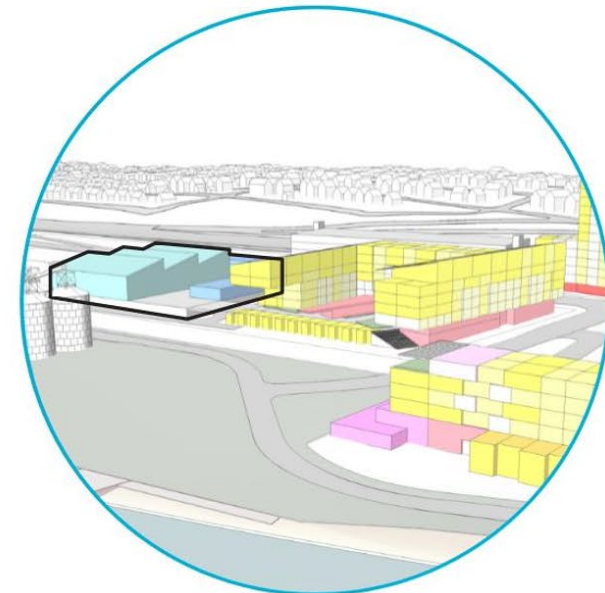
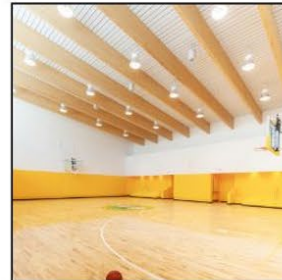
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Community Hub

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View from the North East



4 Multisport Courts

*Basketball, Pickleball,
Volleyball, Soccer, Badminton,
Adaptive Sports...
Youth and Adult
Partnerships and Rentable Space*

8 Tennis Courts

*All ages
All abilities
Leagues
Schools
Community Play*





**Public Space / Community
Rooms / Study Space**

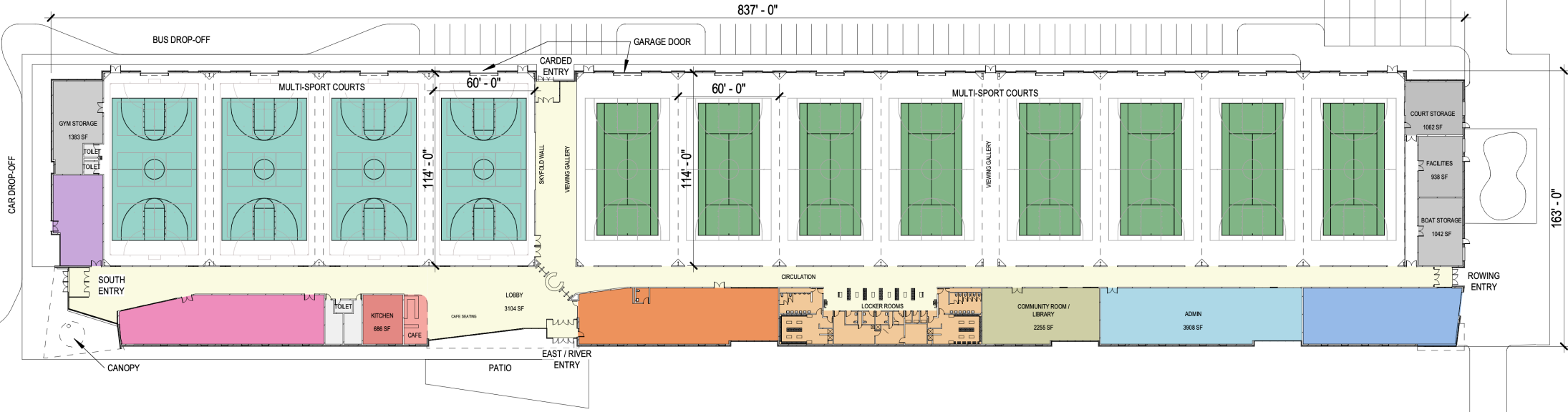
*Academic Support
Community Use
Farmers Market
Job Fairs*

Partner Spaces

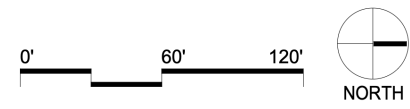
Locally Owned + Operated
Fitness / Activity Studio
Cafe / Restaurant
Sports Retail / Pro Shop
Child Care Center



POTENTIAL LAYOUT



1 LEVEL 1
SD-2 1" = 60'-0"



06.14.2024
Inner City Tennis
Upper Harbor Terminal Site
Draft Fit Plan

Overall Floor Plan Upper Harbor Terminal

POTENTIAL EXTERIOR





Thank You!

Any Questions?

John Wheaton

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John Bussey

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Raheem Simmons

Community Programs Manager

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BREAK OUT GROUP DISCUSSION

- Is what you have heard tonight aligned with the Coordinated Plan and its Project Values? (displayed on the right)
- Are there any benefits you see to having a community sports facility within the Health & Wellness Hub?
- Beyond sports, what other Health & Wellness services/amenities would you be excited to see within Upper Harbor?
- What other organizations/individuals should we be sure to bring into the conversation about Health & Wellness at Upper Harbor?
- Do you support the direction the City, United Properties and ICT are moving?

REPORT OUT @ 6:40 P.M.



Economic Inclusion, Jobs & Careers:

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



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



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:

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: 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:

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

NEXT STEPS & THANK YOU!

