

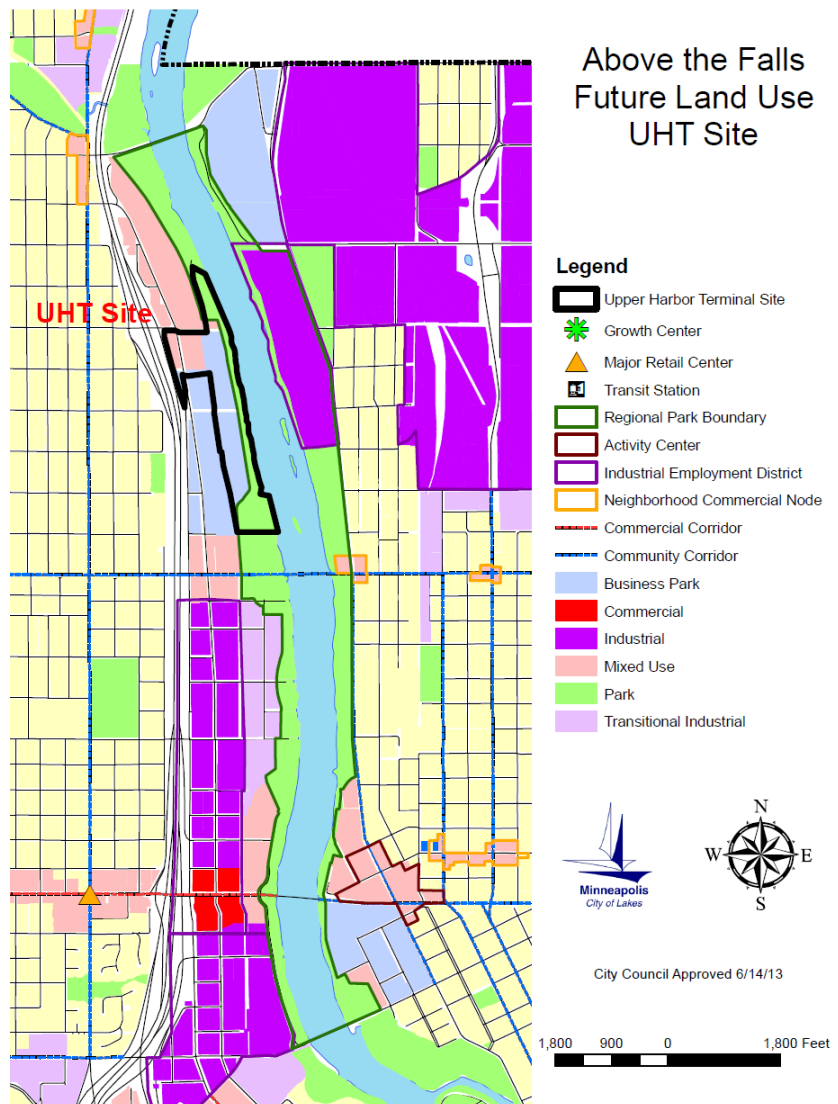
Appendix 2 Planning Background References

Above the Falls Master Plan Update

The applicable small area plan for the UHT site is the [Above the Falls Master Plan Update](#). This plan contains a large amount of background information and extensively outlines the vision for the UHT site and surrounding area. Interested parties are strongly encouraged to review the plan.

Parcels 1 and 2 (as well as Parcels 3 – 5 in Phase 2) are guided in the plan for “business park” development in the approved plan. This could include the following types of high value and/or job intensive uses that would complement and benefit from the planned riverfront amenities:

Office; R and D; commercial (e.g., retail and services, bar/restaurant, taproom); hospitality (e.g., event center, hotel); civic/nonprofit and educational uses; and high-value and job-intensive light industrial. Heavy industry, outdoor storage, distribution centers and truck-intensive uses are not considered compatible.



Parcels 6 and 7 are guided in the plan for “mixed use.” Appropriate uses that could be mixed (either within a building or a mixture on Parcels 6 and 7) could include:

Retail, office, residential, civic/nonprofit/educational or other compatible uses. Depending on context, light industrial also may be appropriate, if the type and design are compatible with other uses in the area.

During the integrated redevelopment planning process, the City also is willing to consider land uses that do not correspond to the categories outlined above, **if**:

- a) those uses meet the over-arching goals outlined in this RFQ and the land use principles on p. 72 of the [Above the Falls Master Plan Update](#), and
- b) the development team can provide adequate evidence of a market for any such use(s) that is not dependent upon: i) changes to the site's context (e.g., additional land acquisition and redevelopment of surrounding uses) for which there is no workable implementation plan, or ii) financial subsidies for which there is no identified realistic source.

It should be noted, however, that if a concept were advanced that includes land uses that do not comply with the approved *Above the Falls Master Plan Update*, it would be necessary for the City to undertake a process to consider a revision to that small area plan. At minimum, this would require several months to complete, and the City cannot guarantee that the outcome would be a small area plan that would support a different set of land uses.

Above the Falls Regional Park Plan and RiverFirst

Park improvements at the Upper Harbor Terminal (UHT) site are part of a greater vision for [Above the Falls Regional Park](#), which extends on both sides of the Mississippi River from Plymouth Avenue to the northern city limits.

It's important to distinguish Minneapolis' regional parks from its network of 160 neighborhood parks. [Regional parks](#) such as Above the Falls, Minneapolis Chain of Lakes, Minnehaha and Theodore Wirth serve many people from outside Minneapolis and rely on funds from the state, Metropolitan Council and other public agencies with broad constituencies to develop and maintain park amenities. Neighborhood parks such as Perkins Hill or Folwell Park near the UHT site are smaller, primarily funded by local tax dollars and predominantly serve nearby residents.

The Minneapolis Park and Recreation Board created a draft update to the [Above the Falls Regional Park Master Plan](#) in 2013, following an extensive visioning and community engagement process for Minneapolis' Central and Upper Riverfront. This plan anticipates the construction of a parkway and bike and walking trails along the west side of the river that will eventually connect the UHT site to [North Mississippi Regional Park](#) and Victory Memorial Parkway to the north, and West River Parkway to the south. These improvements would make the UHT site part of the [Grand Rounds National Scenic Byway](#).

[RiverFirst](#) is a 20-year vision essential to the future of Above the Falls Regional Park. The RiverFirst vision contains several new riverfront parks and exciting riverfront park improvements aimed at better connecting communities to the Mississippi River. The [Minneapolis Parks Foundation](#) is a critical partner in turning this vision into reality.



In addition to the parkway and trails, the draft Above the Falls Regional Park Master Plan also anticipates the UHT site will have one or more significant park spaces. A signature park feature will help make the Phase 1 area of the UHT site an attractive destination for a diverse array of community members to enjoy.

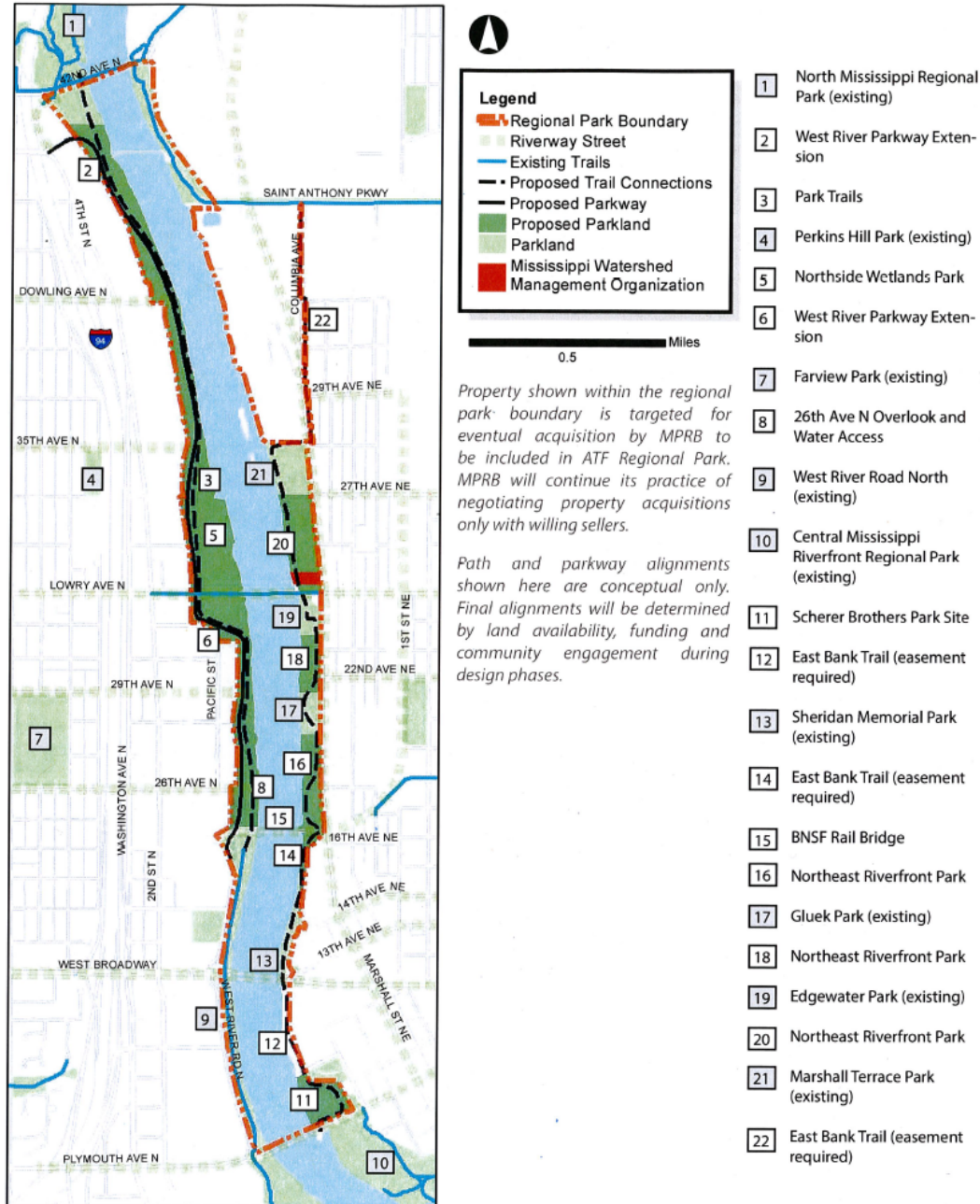


Figure E.1 Above the Falls Regional Park development plan

Other park planning principles that will be considered during the Phase 1 planning include:

- Integrating stewardship of natural and cultural resources with parks and trails design
- Providing public access to the river through a continuous system of riverfront parks and trails
- Creating a system of Riverway Streets to link adjacent neighborhoods to the river
- Enhancing the ecological function of the river corridor, including thoughtful stormwater design and naturalization of river banks
- Linking the Upper Riverfront to the Grand Rounds National Scenic Byway

Goal of adding a “destination”

An important early priority for redevelopment of the Phase 1 site will be the development of a destination generally where Dowling meets the River. The goal is to bring enhanced activity and visibility to the site and start changing its image to one that is compelling and positive. This could be a special park feature, a private concession on park land and/or a private development that attracts and serves the public.

During the initial community engagement, the City and Park Board have sought community input as to what types of destinations would be of most interest. While obviously additional extensive consideration needs to be given to this topic, this initial input indicated strong interest in music, a restaurant, markets and water access, in addition to the trails and river views that are already expected as part of the park amenity. A copy of the tabulated summary of this input is included [here](#).

The zoning code also includes three overlay districts that impact the site. These include the:

- [Mississippi River Critical Area Overlay District](#)
- [Shoreland Overlay District](#)
- [Floodplain Overlay District](#)



Note: The Minnesota Department of Natural Resources (DNR) is in the process of updating its rules for the Mississippi River Corridor Critical Area. Once this is completed, the City of Minneapolis will be crafting an updated Mississippi River Corridor Critical Area Plan and updating two of these overlay districts accordingly – the Mississippi River Critical Area Overlay District and the Shoreland Overlay District. [For information on the proposed new rules...](#)

Other Regulatory Frameworks

As with all proposed development in the city, final plans are subject to compliance with adopted City policies and ordinances.

Because of the site's proximity to the Mississippi River, there may be other regulations and requirements that will come into play. For example, the Minnesota Department of Natural Resources and U.S. Army Corps of Engineers have various requirements and review processes relative to any proposed improvements within the River or immediately along the river bank.

The eligibility of the structures on the site for historic designation also may trigger reviews of their significance and any proposed changes to them.

City and MPRB staff will work with the Master Developer during the coordinated planning process to help identify any such requirements that should be considered and reach out to seek input from the appropriate agencies.