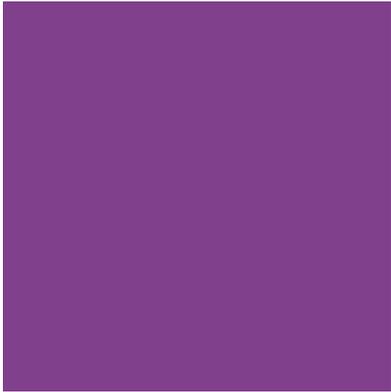


public & private **development** realities to consider
in **urban design**

ONE:
who is the **developer?**





- Product Type / Partners Defined
- Financing Commitments
- Option
- Design, Permitting, Bidding
- Acquisition (Closing)
- Construction



- Engagement
- Policy / Legislative Action
- Funding Commitments
- Acquisition (Closing)
- RFP / Partners Defined
- Design, Permitting, Bidding
- Construction





kmart



downtown east



upper harbor



upper lock



Public-Private Partnerships take many forms based on the needs, priorities, and limitations of the partners.

Partnership makes sense when there is a public interest at stake, but it's not in the wheelhouse of the public sector to own and operate the asset. Or...



minneapolis sculpture garden

...when the public sector supports beneficial outcomes sought by local stakeholders, but does not have the capacity to provide them except through partnership. Or...



here for YOU

special service districts

...when there is a catalytic community development opportunity that is most effectively pursued through partnership.





2000



2021

TWO:
who owns the land, and how will you get **control**?



Property

Go to Property links

Clear results

PID: 1002924420007

2800 Pacific St
Minneapolis, MN 55411

Owner/Taxpayer

Owner: Atlas Land Co Lic

Taxpayer: ATLAS LAND CO LLC
2800 PACIFIC ST N
MINNEAPOLIS MN 55411

Tax Parcel

Parcel Area: 9.58 acres
417,515 sq ft

Torrens/Abstract: Torrens

Addition: Morrisons Addn To North Mpls

Lot:

Block:

Metes & Bounds: All Of Blks 18 19 31 32 And Lot 2 Blk 17 And Lots 7 And 8 And That Part Of Lot 9 Blk 16 Lying S Of N 35 3/4 Ft Thof And The S 3/4 Of Lot

Note: This Is A Partial Metes & Bounds Description.

Tax Data (Assessed 2020, Payable 2021)

Market Value: \$4,440,500

Total Tax: \$148,438.28

Go to... +



Hennepin County Property Information Map

<https://gis.hennepin.us/property/map/default.aspx>

QUESTIONS TO INFORM YOUR STRATEGY:

How many parcels must be acquired? What factors could influence **how long** the acquisition(s) will take?

How does the **acquiring entity** authorize and manage acquisition and redevelopment? What adopted plans and policies will you be expected to incorporate?

Will there need to be **infrastructure** improvements budgeted in the 5-year Capital Improvement Plan?

Considering these factors, are you designing an **incremental** approach, **or tabula rasa** approach to redevelopment?

QUESTIONS TO INFORM YOUR STRATEGY:

How many parcels must be acquired? What factors could influence **how long** the acquisition(s) will take?

NORTHERN METAL



HACKBERRY PARK



UPPER LOCK AT ST. ANTHONY



QUESTIONS TO INFORM YOUR STRATEGY:

How does the **acquiring entity** authorize and manage acquisition and redevelopment? What adopted plans and policies will you be expected to incorporate?

City of Minneapolis Legislative Information Management System

<https://lims.minneapolismn.gov/home>

Minneapolis Park & Recreation Board Meeting Portal

<http://minneapolisparksmn.iqm2.com/Citizens/default.aspx>

QUESTIONS TO INFORM YOUR STRATEGY:

Will there need to be **infrastructure** improvements budgeted in the 5-year Capital Improvement Plan? Who owns the infrastructure in question?

City of Minneapolis Capital Improvement Plan

<https://www.minneapolismn.gov/government/projects/>

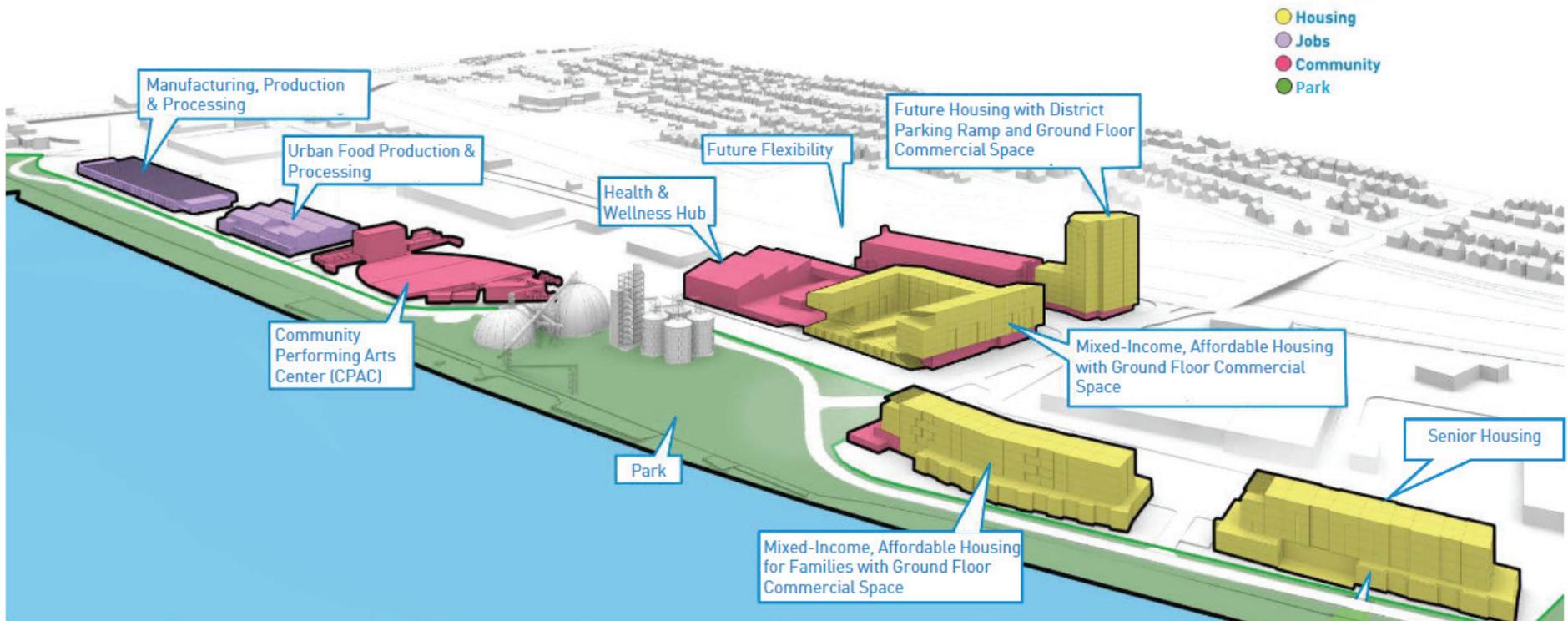
Minneapolis Park & Recreation Board Capital Improvement Plan

https://www.minneapolisparcs.org/about_us/budget__financial/

QUESTIONS TO INFORM YOUR STRATEGY:

Considering these factors, are you designing an **incremental** approach, **or tabula rasa** approach to redevelopment?

DEVELOPMENT OVERVIEW



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

12

upper harbor terminal, minneapolis mn

Acquisition | Infrastructure | Subdivision | Redevelopment