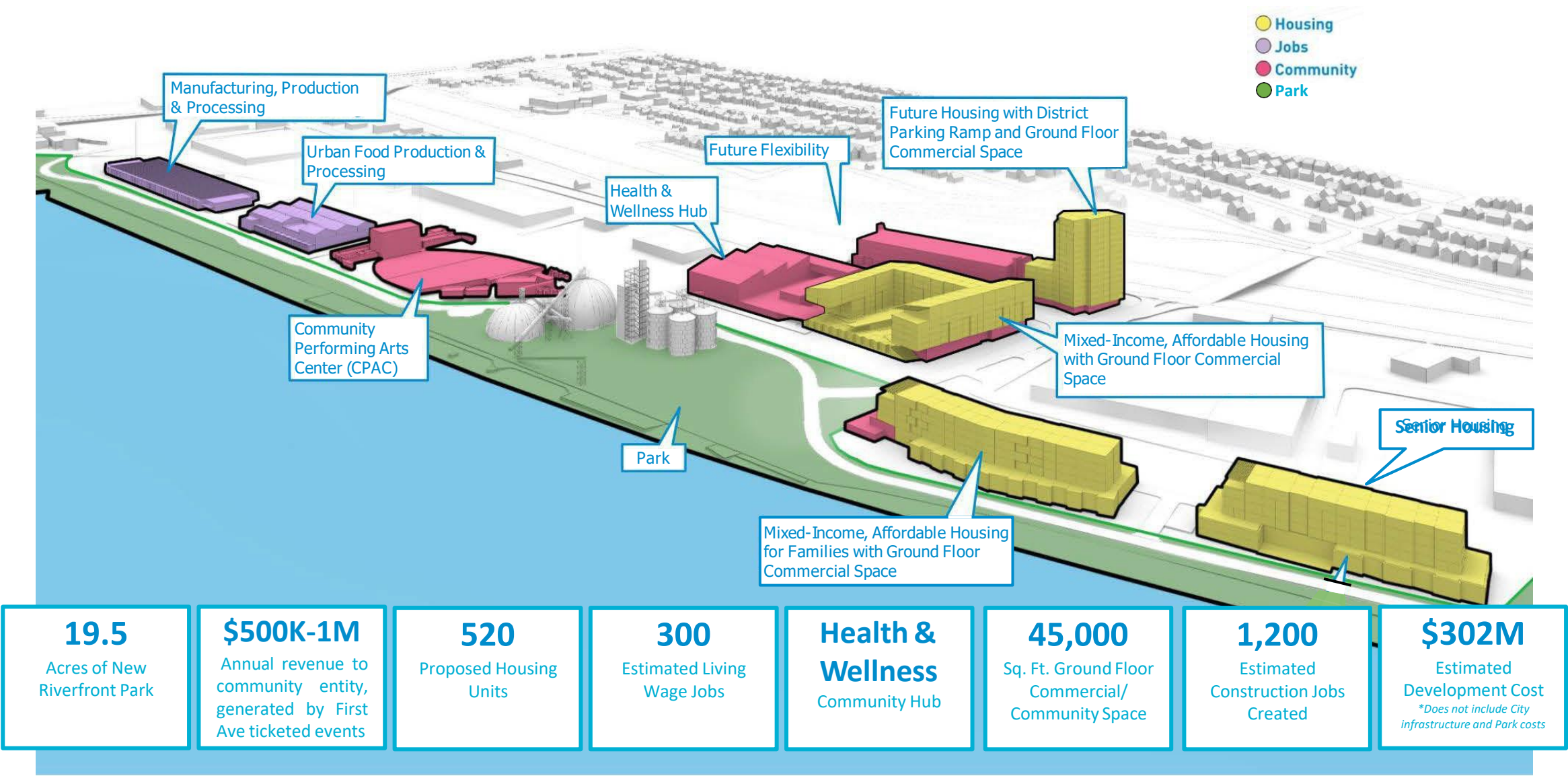




UPPER HARBOR TERMINAL

Community Performing Arts Center

DEVELOPMENT OVERVIEW





COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

OVERALL SITE PLAN

WHAT IS THE CPAC?

SUMMARY OF COMMUNITY BENEFITS

RIVERFRONT ACCESS

The Phase 1 public realm and infrastructure improvements, including pedestrian upgrades to Dowling Ave and a 19.5-acre regional park, will start to repair the disconnect, caused by land use zoning and the Interstate 94 construction, which separated the Northside neighborhoods from the Mississippi River. The new improvements will provide a culturally-relevant, safe and inviting experience for residents to access and experience the River.



COMMUNITY BENEFITS ACCOUNTABILITY

The commitments outlined in the Coordinated Plan will be memorialized through a series of agreements between the City of Minneapolis, the developers, and the eventual parcel owners to ensure accountability. These future documents include Redevelopment Agreements for each Phase 1 parcel, Exclusive Rights Agreements on future phases, Ground Leases and the Operating Agreement for the Community Performing Arts Center and will be approved by the City Council. The development team has also voluntarily agreed to negotiate and enter into a Community Benefits Agreement with the McKinley Community by the time the City Council approves this Coordinated Plan that will include the commitments that cannot be included in City Agreements, including the establishment of the CPAC Ticket Fee Fund and the process for selecting and contracting with one or more Community Entities.

WEALTH CREATION OPPORTUNITIES

UHT will create several wealth creation opportunities for Community residents, workers, and businesses. These include a mix of attainable and living wage jobs, priority for Community businesses to occupy commercial and Community Hub spaces, affordable housing and affordable homeownership opportunities, as well as ongoing revenue streams that will support Community-selected initiatives.

COMMUNITY PROGRAMMING

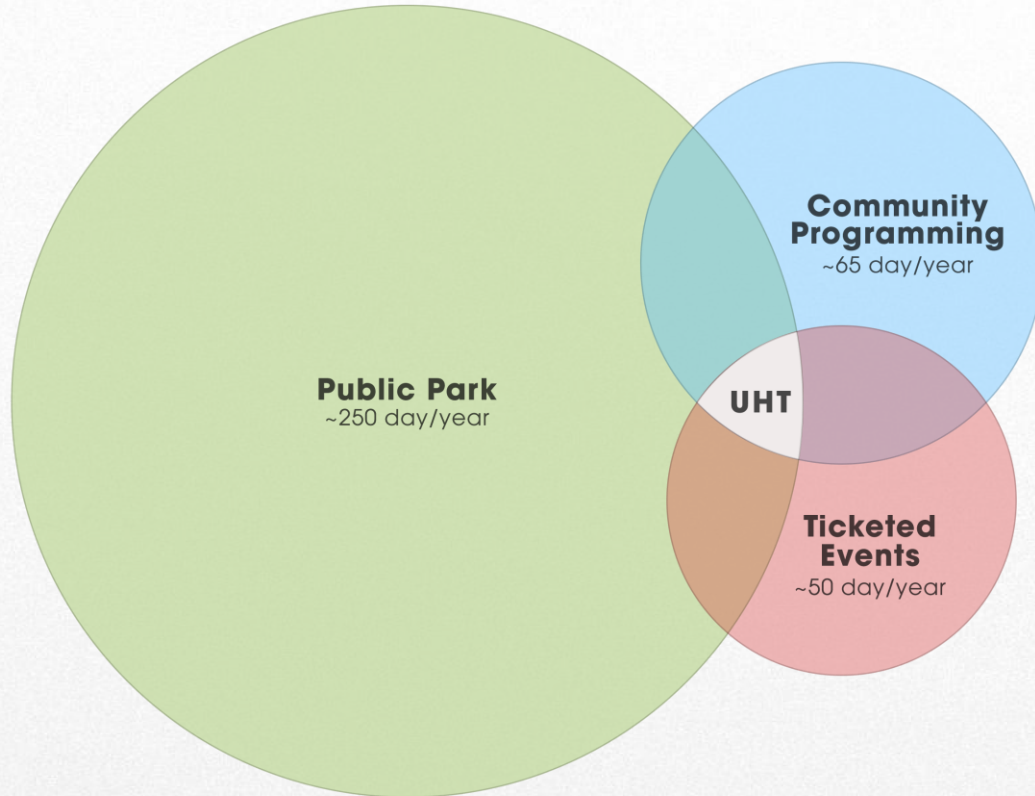
All publicly-accessible spaces, including the ground floor commercial space, the Community Performing Arts Center, and Community Hub will prioritize inclusion of Community-based residents, business, and organizations in the programming and activation of these spaces. This will ensure a culturally-relevant experience that celebrates and promotes the Community's resources, history, and heritage.

FUTURE FLEXIBILITY

A phased-approach to development will ensure that the plan can evolve to continually meet ongoing Community priorities, that may change based on the outcomes of Phase 1. Phasing and flexibility of future development sites allows the Community, City, and development team multiple opportunities to work together to modify strategies, learn from and build on the success of Phase 1.

WHAT IS THE CPAC?

Space Usage



- Public Park Space
- Free community and public programming
- Ticketed popular music concerts, cultural programming including theater, orchestral, and opera, as well as Park Board events

UHT Construction

The construction of the UHT Community Performing Arts Center is estimated to contribute:

- \$77.6 Million in total output
- \$32.4 Million in total income
- 559 total jobs
- \$1.8 Million in taxes

UHT Operations

In a stabilized year, operations contribute the following to the Minnesota state economy:

- \$29.1 Million in total output
- \$8.5 Million in total income
- 269 total jobs
- \$2.4 Million in taxes

Total Taxes

Total taxes supported by UHT Community Performing Arts Center, (includes taxes from direct, indirect, and induced effects).

- Construction: \$1.8 Million
- Operations: \$2.4 Million
- Total: \$4.2 Million

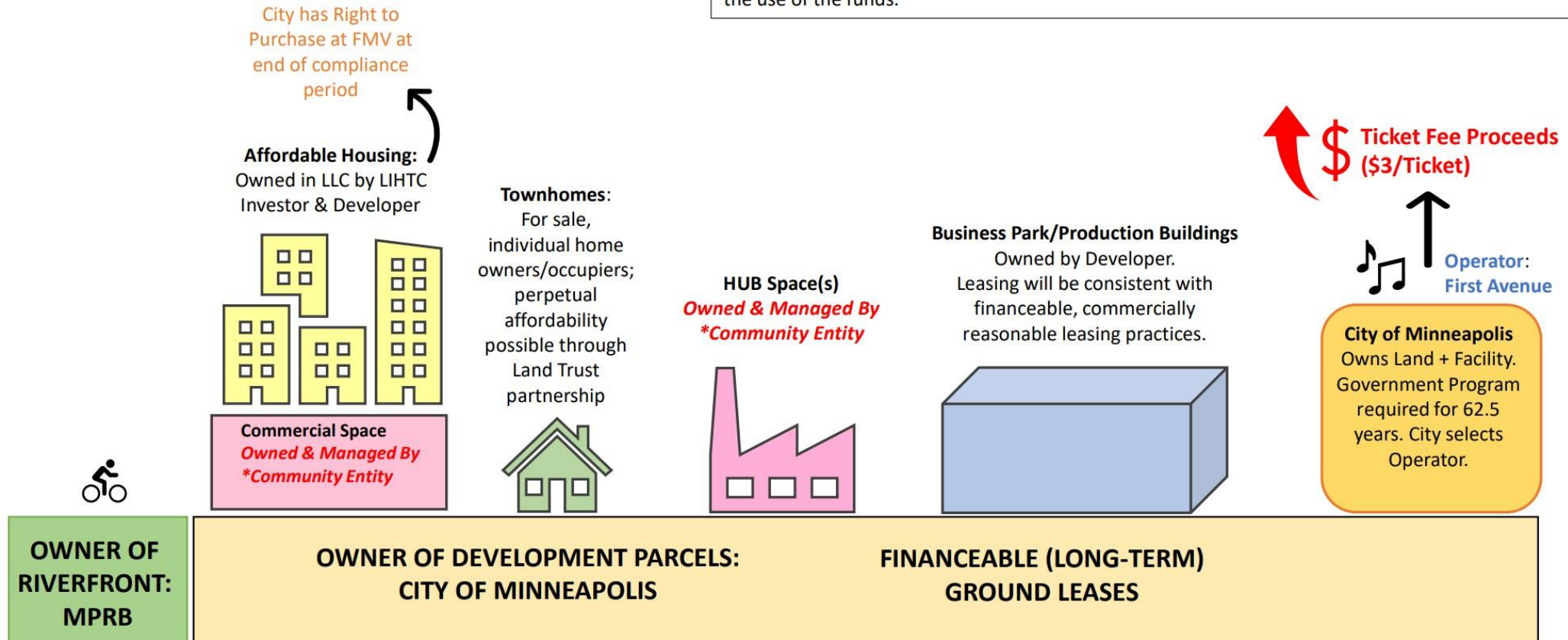
Community Development

Proceeds from every ticketed event held at the Upper Harbor Terminal will benefit North Minneapolis residents, by funding significant programming for local non-profits in the community.

WHAT IS THE CPAC?

Proposed Ownership Opportunities

Community Benefits Agreement with First Ave/UP, McKinley and future Community Entity; funds to go to Community Entity to support programs. City cannot enforce the CBA, but the CE has more control over the use of the funds.



***Community Entity (CE) to be determined. Could be existing organization (ex. Building Blocks), new CDC, or other.**

WHY AN AMPHITHEATRE?

Theaters

MSP MARKET
SHARE 2.9%

Clubs

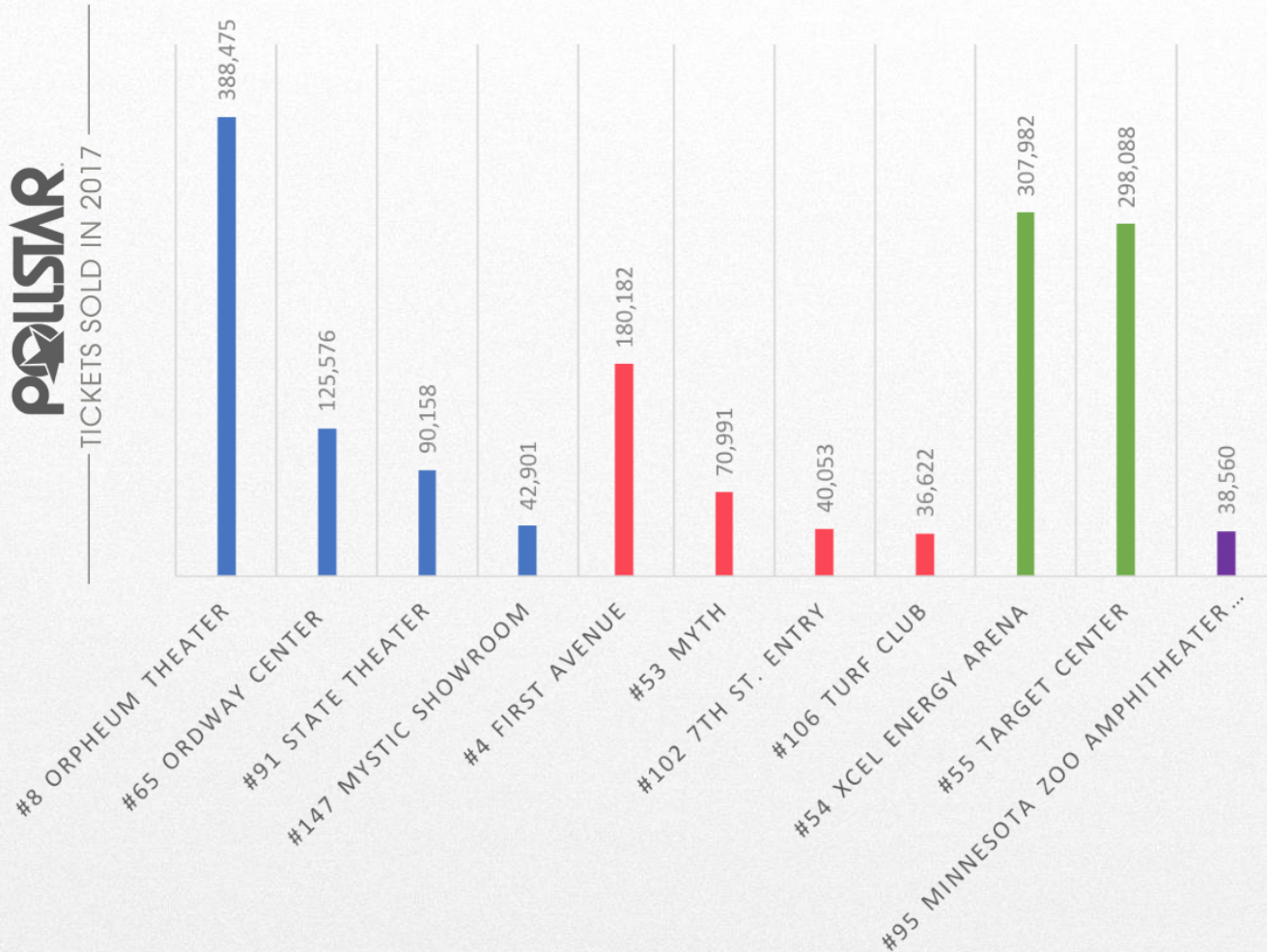
MSP MARKET
SHARE 3.4%

Arenas

MSP MARKET
SHARE 1.6%

Amphitheater

MSP MARKET
SHARE 0.29%



MUSIC

What's right – and wrong – with outdoor concerts at Twin Cities casinos

By Jon Bream Star Tribune | JULY 7, 2017 — 4:08PM

"You'd think a metro area that can build three impressive stadiums for sports and concerts could erect at least one amphitheater for music shows by household names."
-Star Tribune, Jon Bream, Jul 2017

"music fans will tell you that if someone builds a permanent major amphitheater, they will come."
-Star Tribune, Jon Bream, Jul 2017

COMMUNITY PERFORMING ARTS CENTER

LSE
ARCHITECTS



0:00 / 0:44

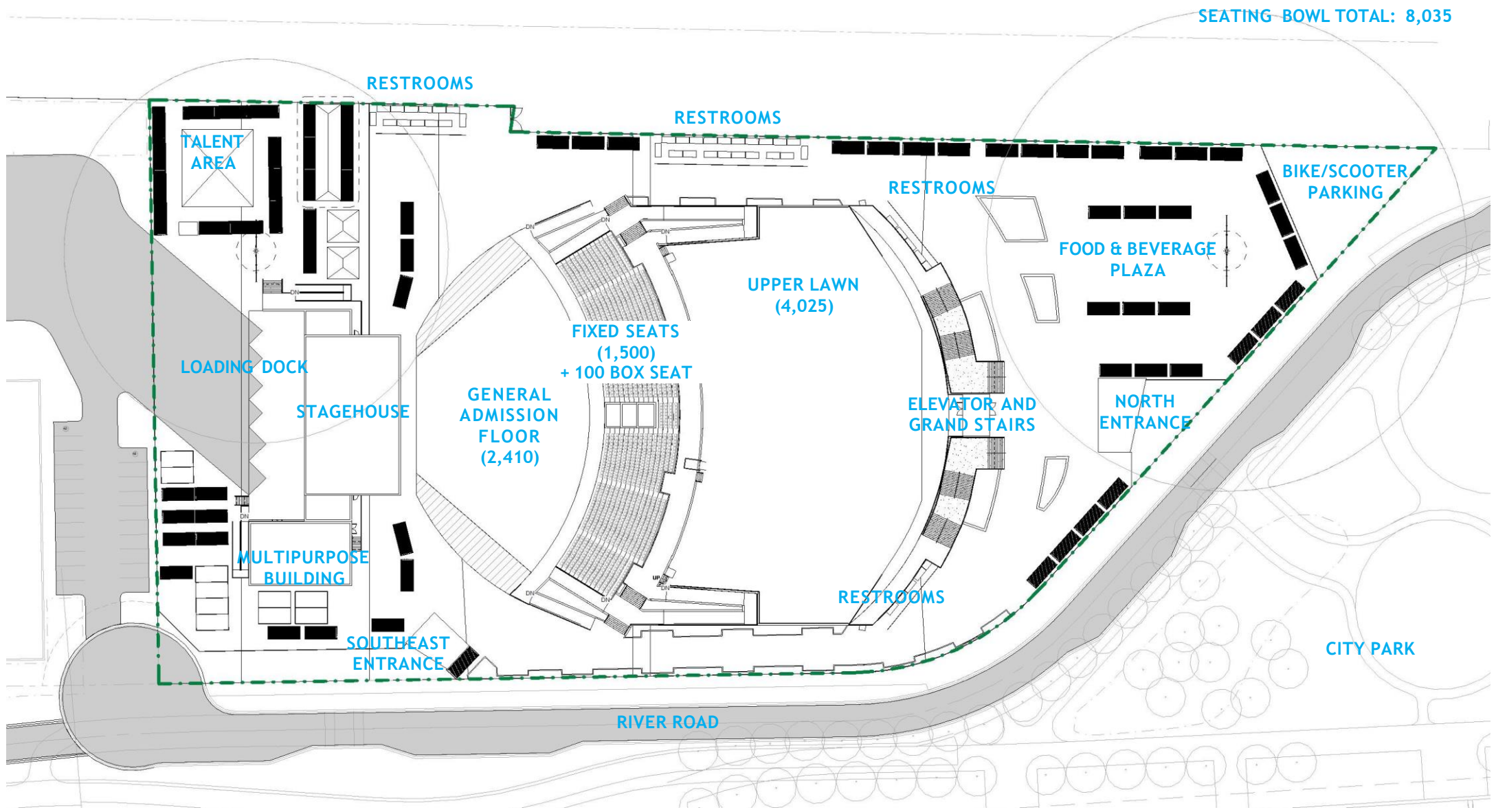




COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

October 28, 2022

AERIAL VIEW 1 VIEW FROM THE NORTH



COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

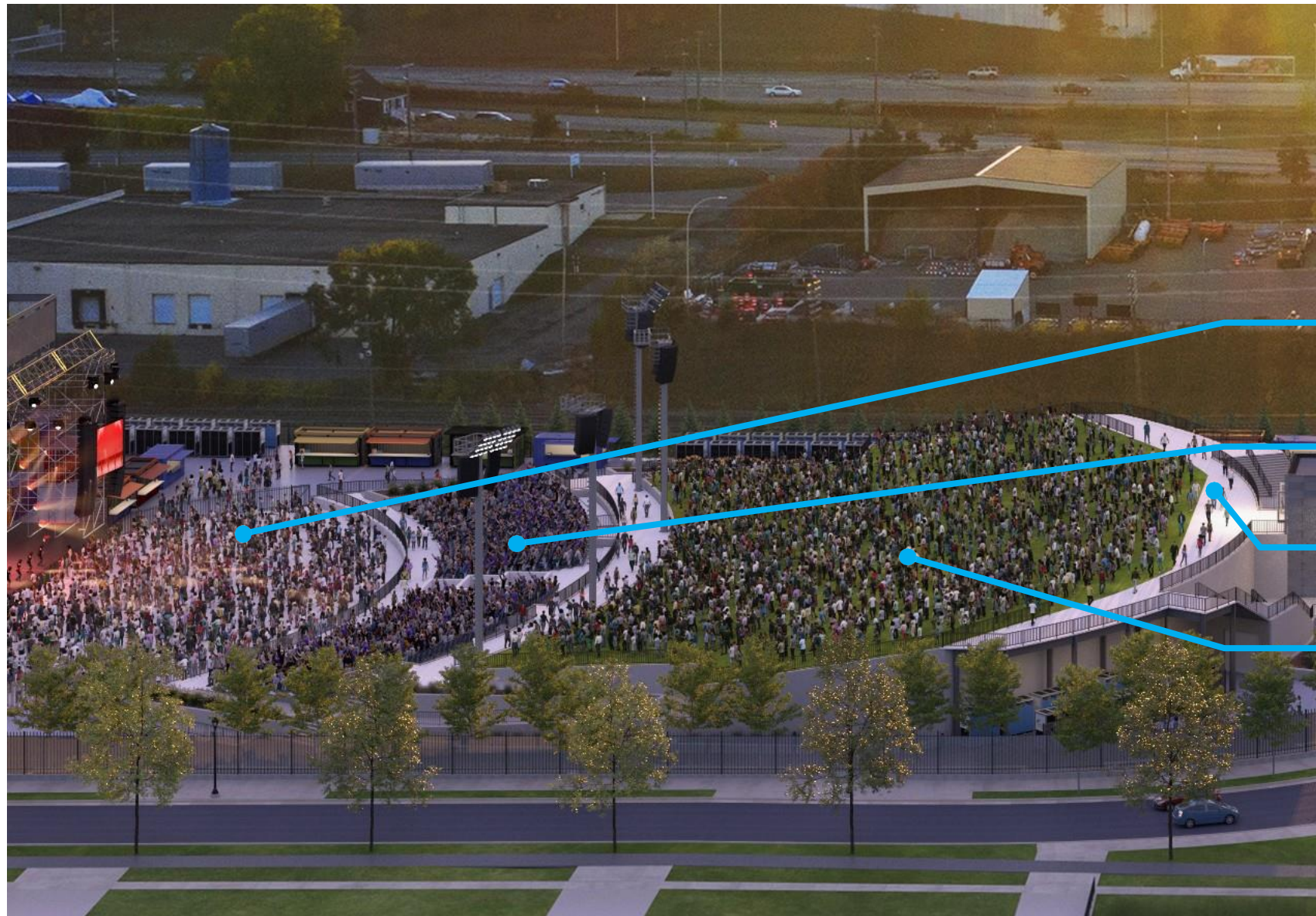
SITE PLAN



COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

October 28, 2022

AERIAL VIEW 2
VIEW FROM THE EAST



GENERAL
ADMISSION
FLOOR

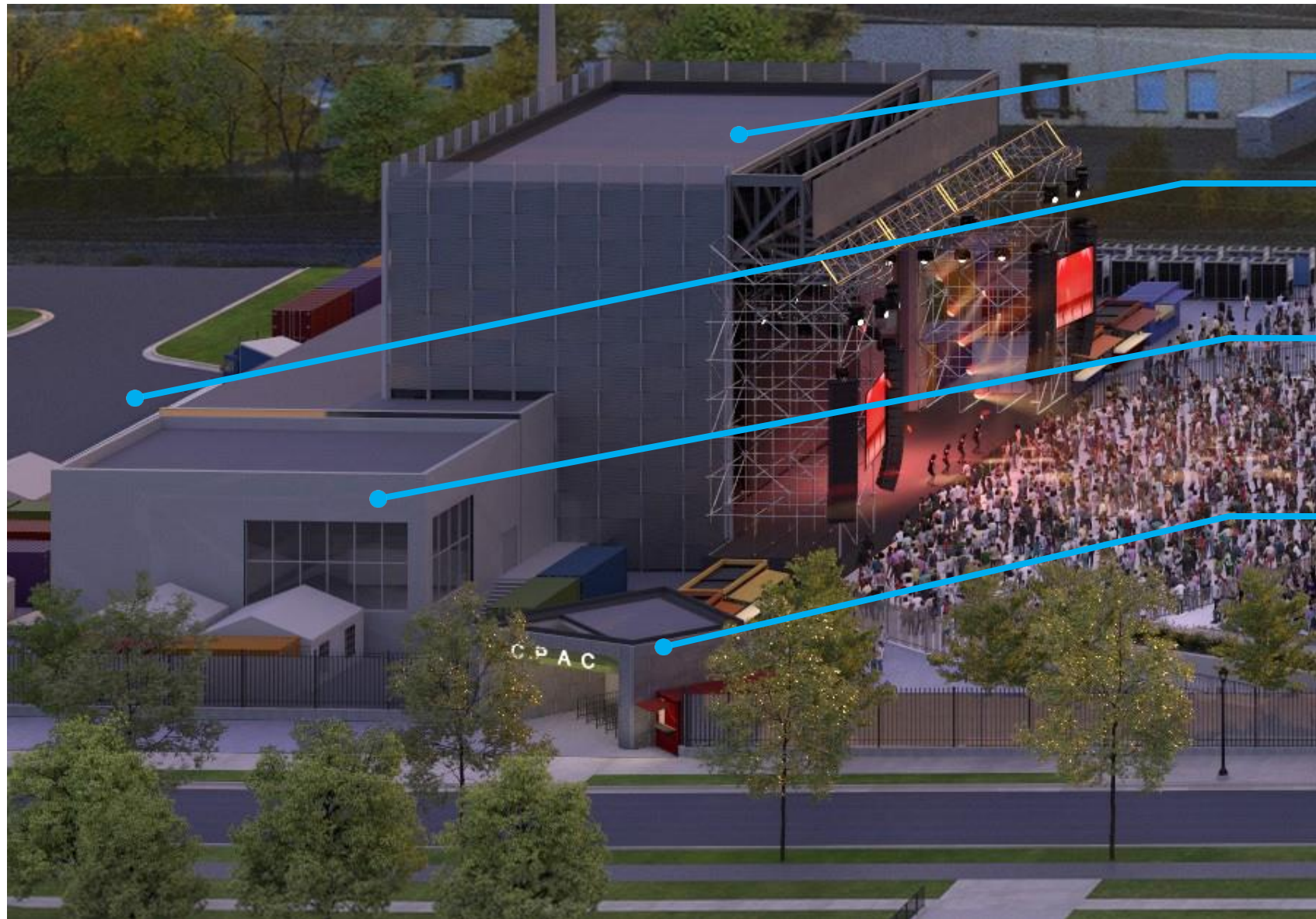
FIXED SEATS

UPPER DECK

UPPER LAWN

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Minneapolis, MN 55412

ENLARGED SEATING VIEW



STAGEHOUSE

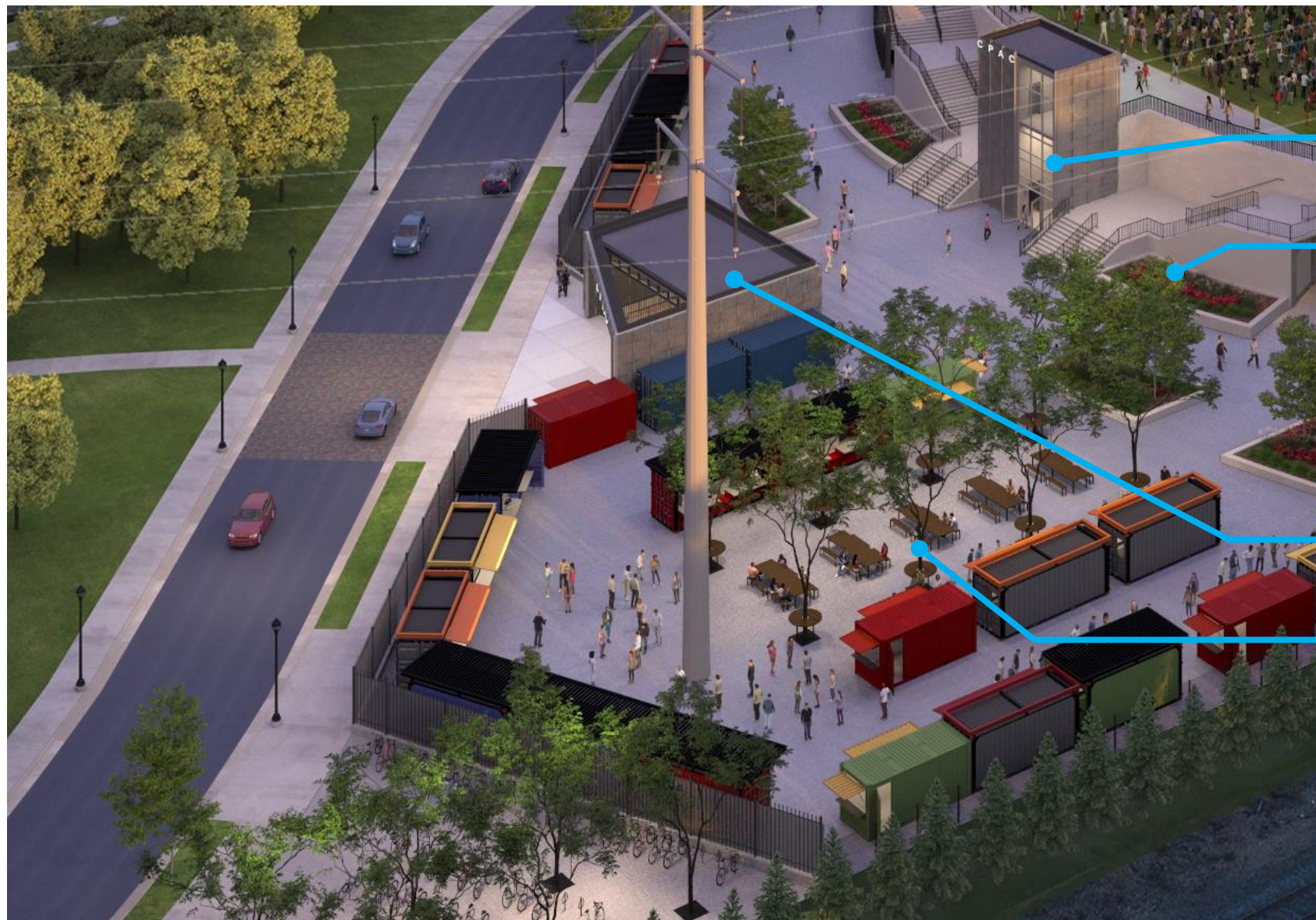
LOADING DOCK/SERVICE

MULTIPURPOSE BUILDING

SOUTHEAST ENTRANCE

COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

ENLARGED STAGE VIEW



ELEVATOR

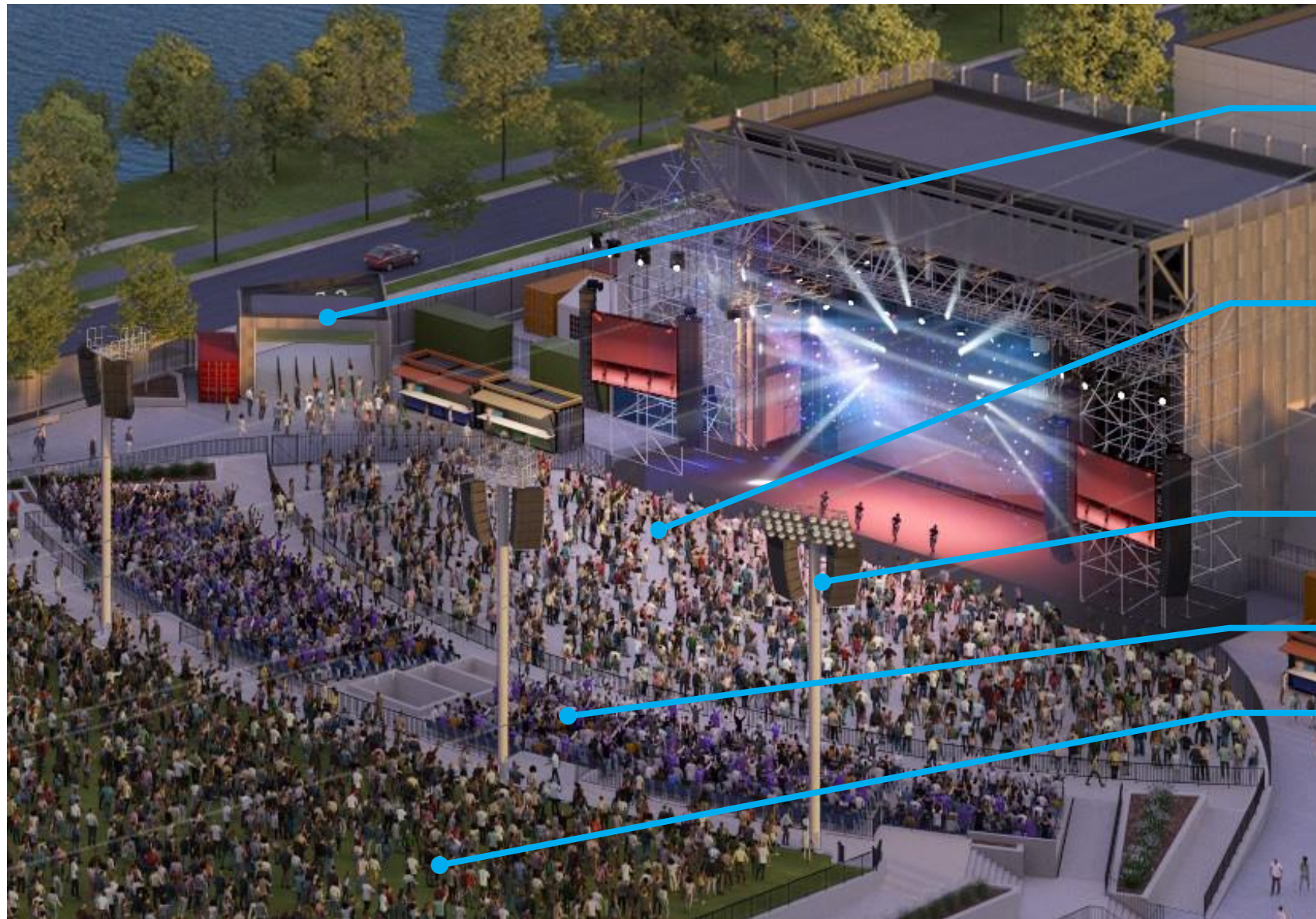
PLAZA PLANTERS

NORTH ENTRANCE

FOOD AND BEVERAGE
PLAZA

COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

ENLARGED ENTRANCE PLAZA VIEW



SOUTHEAST ENTRANCE

GENERAL
ADMISSION
FLOOR

POLE FOR DELAY
SPEAKERS/LIGHTING

FIXED SEATS

UPPER LAWN

COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

ENLARGED STAGE VIEW



COMMUNITY PERFORMING ARTS CENTER - AMPHITHEATER
Minneapolis, MN 55412

October 28, 2022

AERIAL VIEW 3
VIEW FROM THE NORTHWEST

IMPLEMENTATION SCHEDULE:

COORDINATED PLAN

ESTIMATED BUILD-OUT TIMELINE

PREDEVELOPMENT
CONSTRUCTION
OCCUPANCY

Planning, design, engineering, marketing, leasing, land appraisal, financing, redevelopment agreement, community benefits agreement, City approvals, and closing.

Site work, core and shell, and interior construction.

Construction close-out, occupancy permits, and tenant/resident move-in.

	2021				2022				2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
PARCELS																								
PHASE 1 INFRASTRUCTURE																								
PARCEL 1A: SENIOR HOUSING																								
PARCEL 1B: MIXED-INCOME, AFFORDABLE HOUSING																								
PARCEL 2: PARK																								
PARCEL 3: CPAC																								
PARCEL 4: FOOD PRODUCTION																								
PARCEL 5: MANUFACTURING, PRODUCTION, OR PROCESSING																								
PARCEL 6A: MIXED-INCOME, AFFORDABLE HOUSING																								
PARCEL 6B: COMMUNITY HUB																								
PARCEL 7A: FUTURE HOUSING																								
PARCEL 7B: FUTURE FLEX PARCEL (LAND USE TBD)																								
	*All timelines subject to final program, design, market and financing feasibility, and final City approvals. Timelines may accelerate or slow down for reasons that are unknown at the time of Coordinated Plan submittal.																							

