

University Avenue District Driving Partnership and Innovation

February 11, 2016

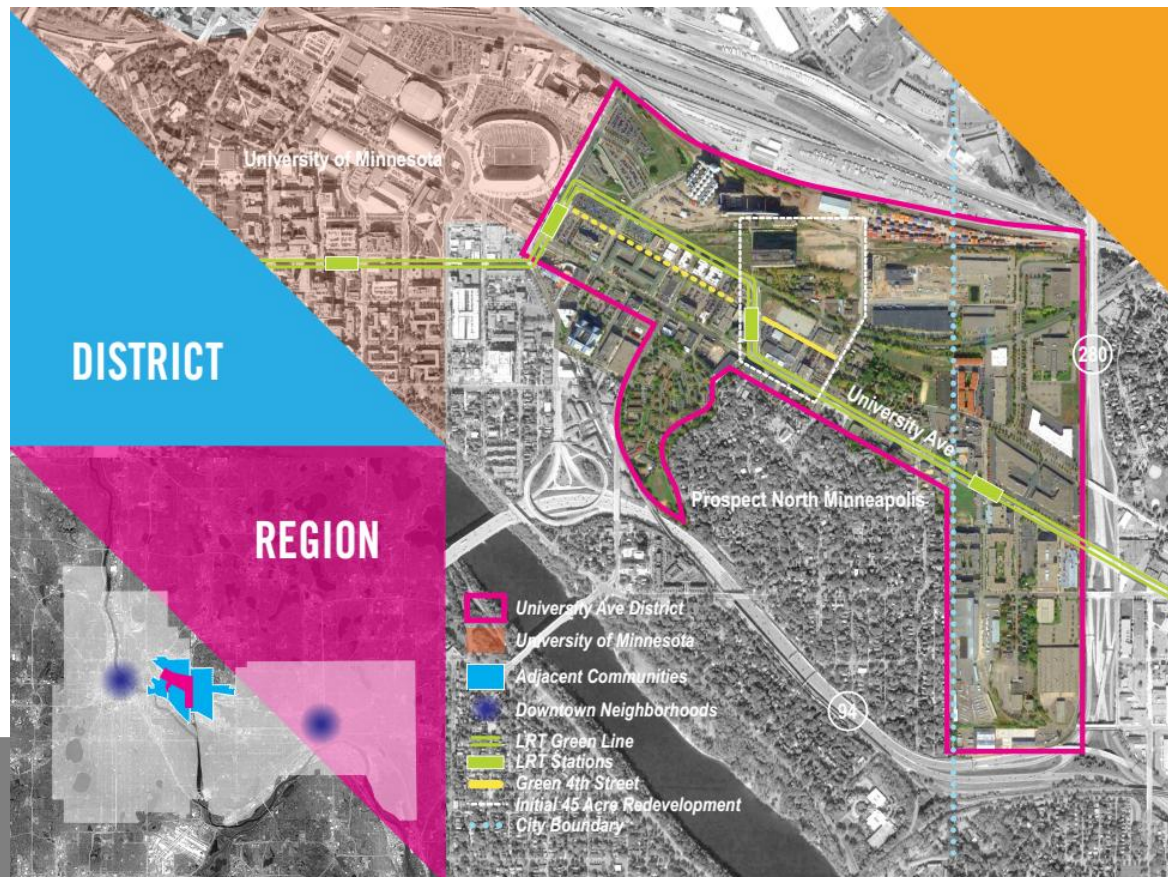


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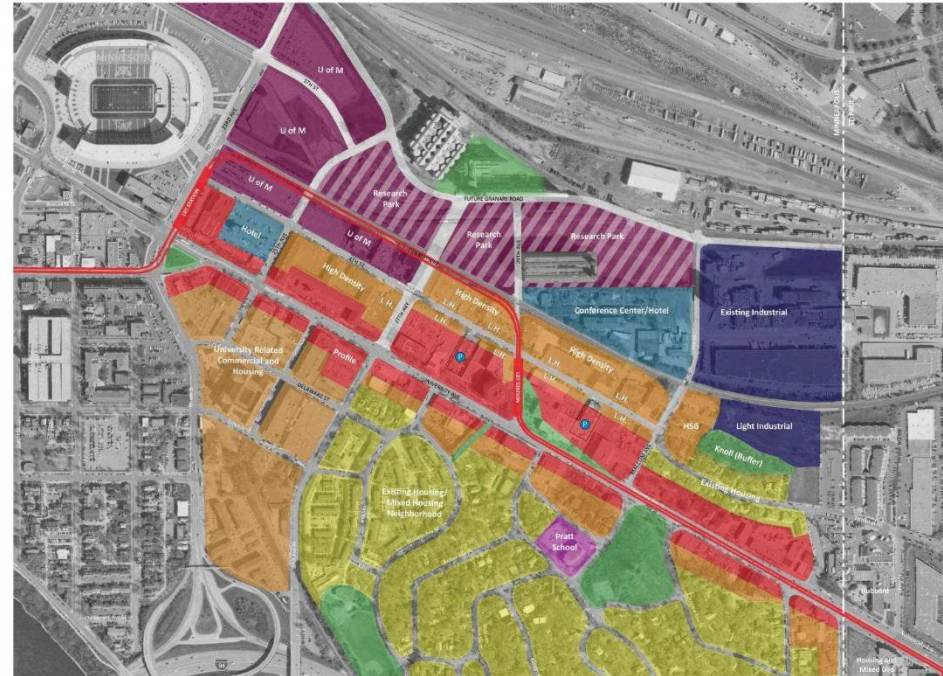
University Avenue District Vision

The new century nexus of live, work, learn, research, and engage. An intentional partnership of developers, businesses, community residents, higher education, non-profit and government agencies fueling growth, redevelopment and innovation adjacent to the University of Minnesota. A national model for developing a thriving community.



UAD Upcoming Development

- 370 Acres
- 3 light rail stations
- \$561 million total assessable market value
- Over 15,000 permanent new jobs
- \$18 million in annual property tax revenue
- \$137 million in new sales and income taxes



Live, Work, Play, Innovate



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University Avenue District

“This is the biggest piece of underdeveloped land next to a major research university in a big city in the country... It is a great opportunity for the Twin Cities to show what a 21st Century city could be like. How do we live? How do we educate ourselves? How do we live sustainably?”

- Tom Fisher, dean of the University of Minnesota College of Design



UAD Partnership – Keeper of the Vision



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UAD Partnership: Developers and Businesses

- Aeon
- BlueCross BlueShield of Minnesota
- CenterPoint Energy
- The Cornerstone Group
- Harlem Irving
- Prospect Park 2020 (neighborhood reps)
- Prospect Park Properties
- Surly Brewery
- United Properties
- University Enterprise Laboratories
- The Wall Companies
- Xcel Energy



UAD Partnership: Public Institutions

- City of Minneapolis
- City of St. Paul
- Greater MSP
- Hennepin County
- Metropolitan Council
- Minnesota Metropolitan Design Center
- Ramsey County
- U of M College of Design
- University of Minnesota
- University of Minnesota Foundation Real Estate Advisors

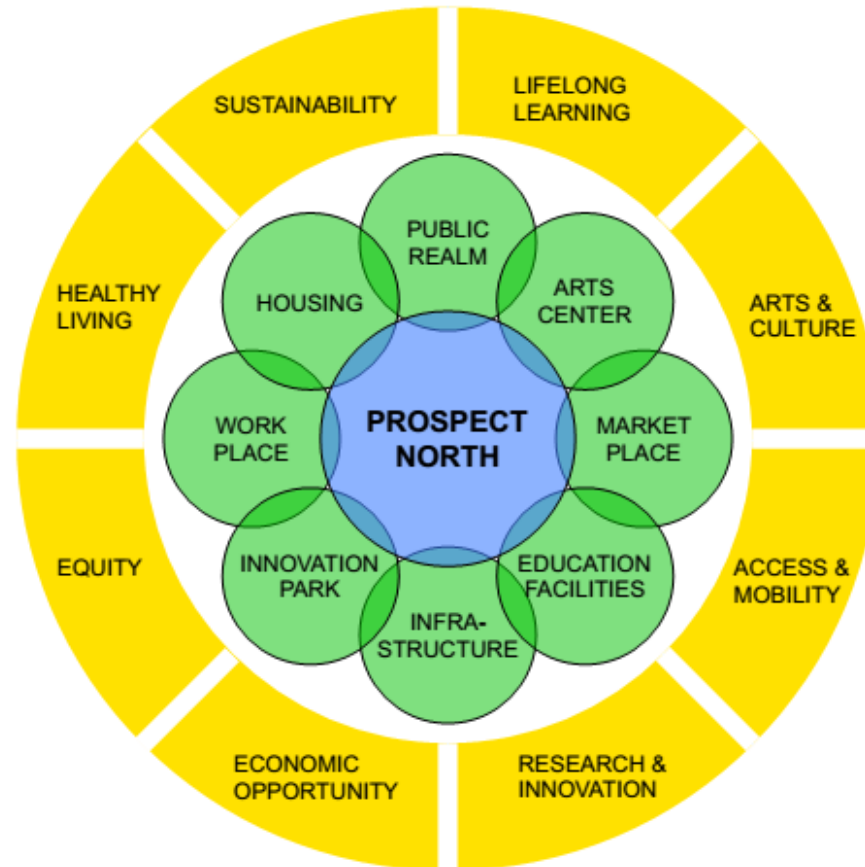


UAD Partnership: Mission-Based Organizations

- Family Housing Fund
- McKnight Foundation
- Minneapolis Public Housing Authority
- Mississippi Watershed Management Organization
- Prospect Park 2020 (neighborhood reps)
- Saint Anthony Park Community Council
- Trust for Public Land
- Twin City Community Land Bank
- Urban Land Institute Minnesota & National



District Values



Sustainable District Systems

- Place making
- District energy
- District storm water
- District parking
- District traffic
- Signature district greenspace
- District carbon goals



Leadership is Essential



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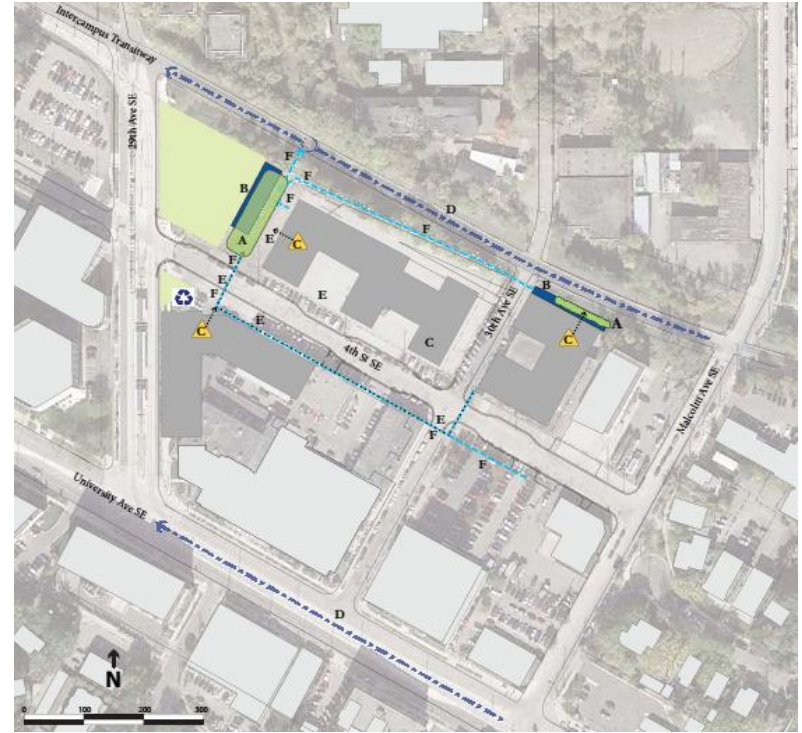
Green 4th Street Development

- Initial redevelopment initiative
- Gateway between the neighborhood and the University
- Looking beyond business as usual



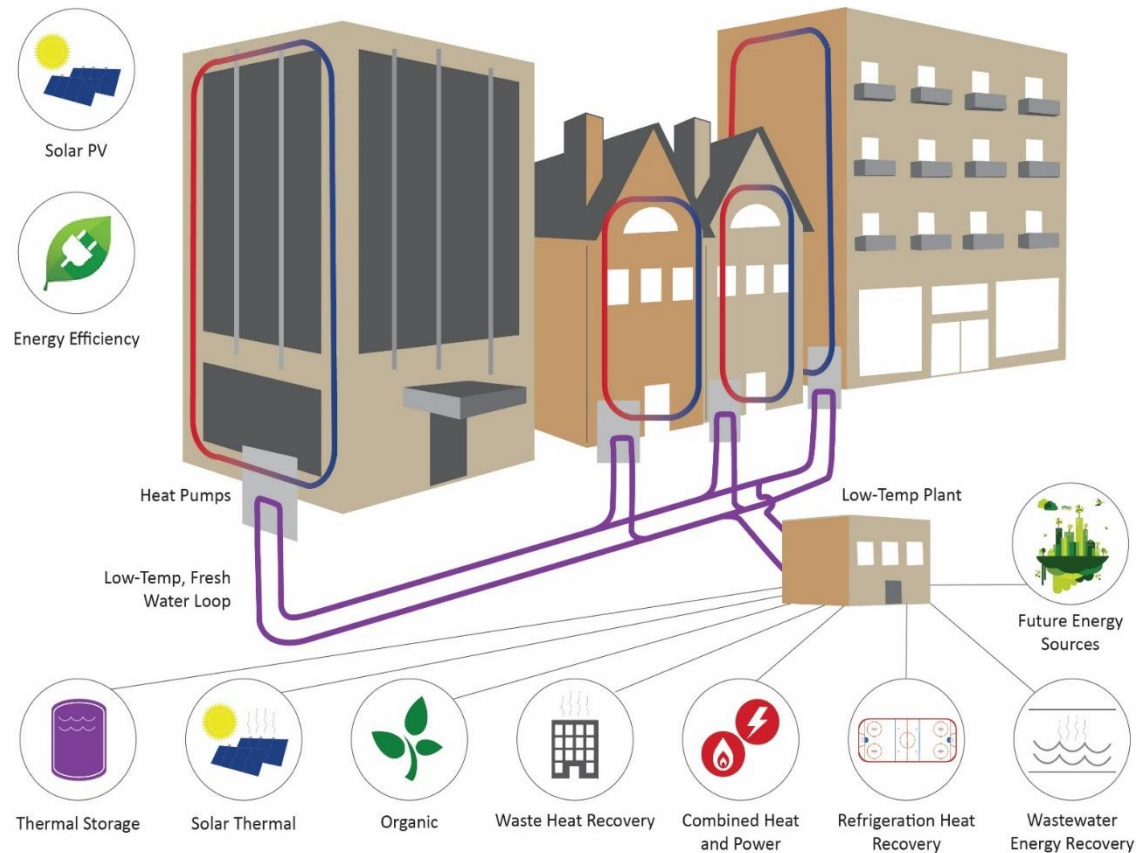
Coordinated Planning: District Storm Water and Signature Green Space

- District storm water management rather than site-based management
- Partnership between all new developers and the Mississippi Watershed



UAD's Energy Vision

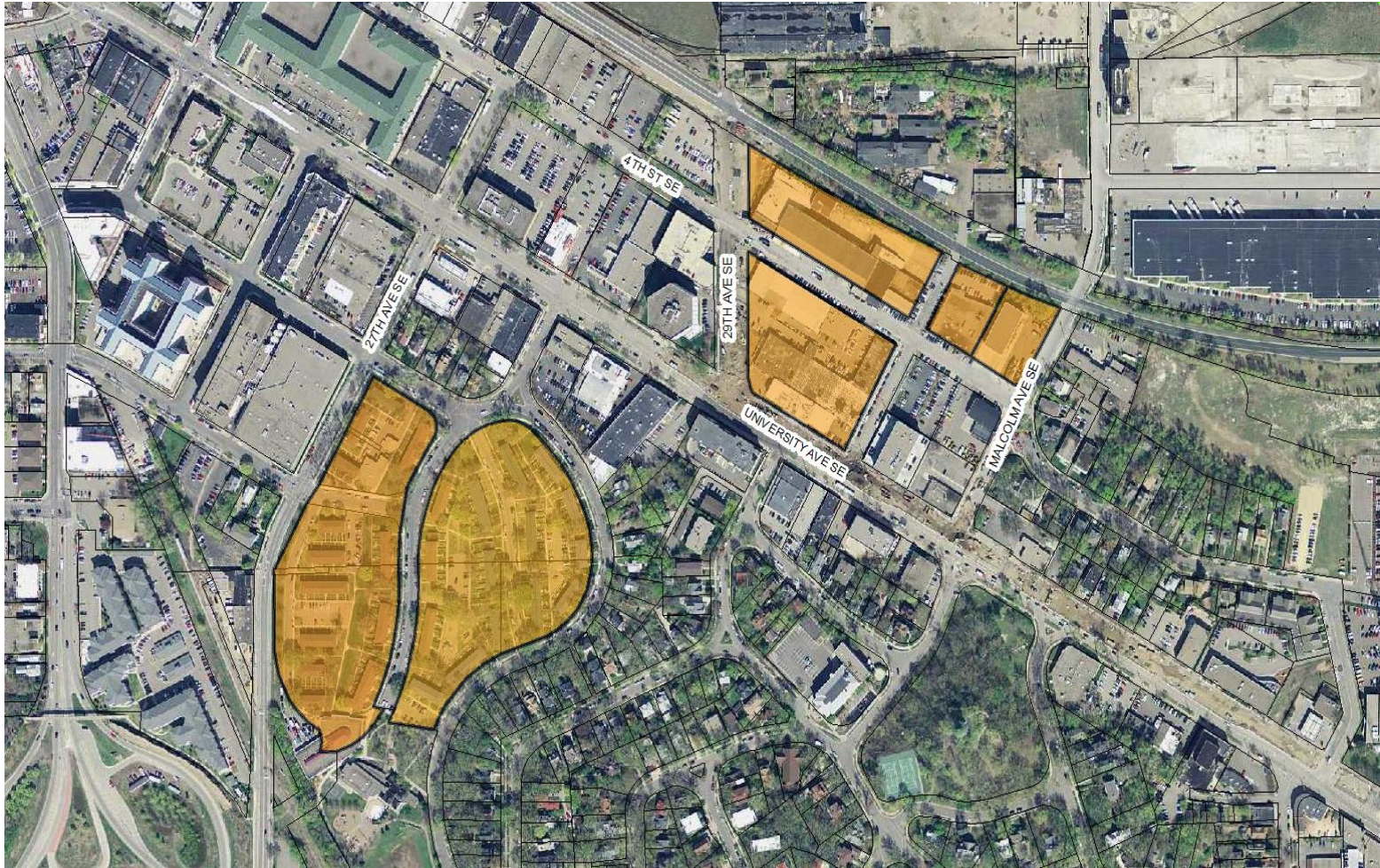
The University Avenue District energy system will be an urban model for sustainability, resilience, partnership, innovation, and economic development.



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Initial District Energy System

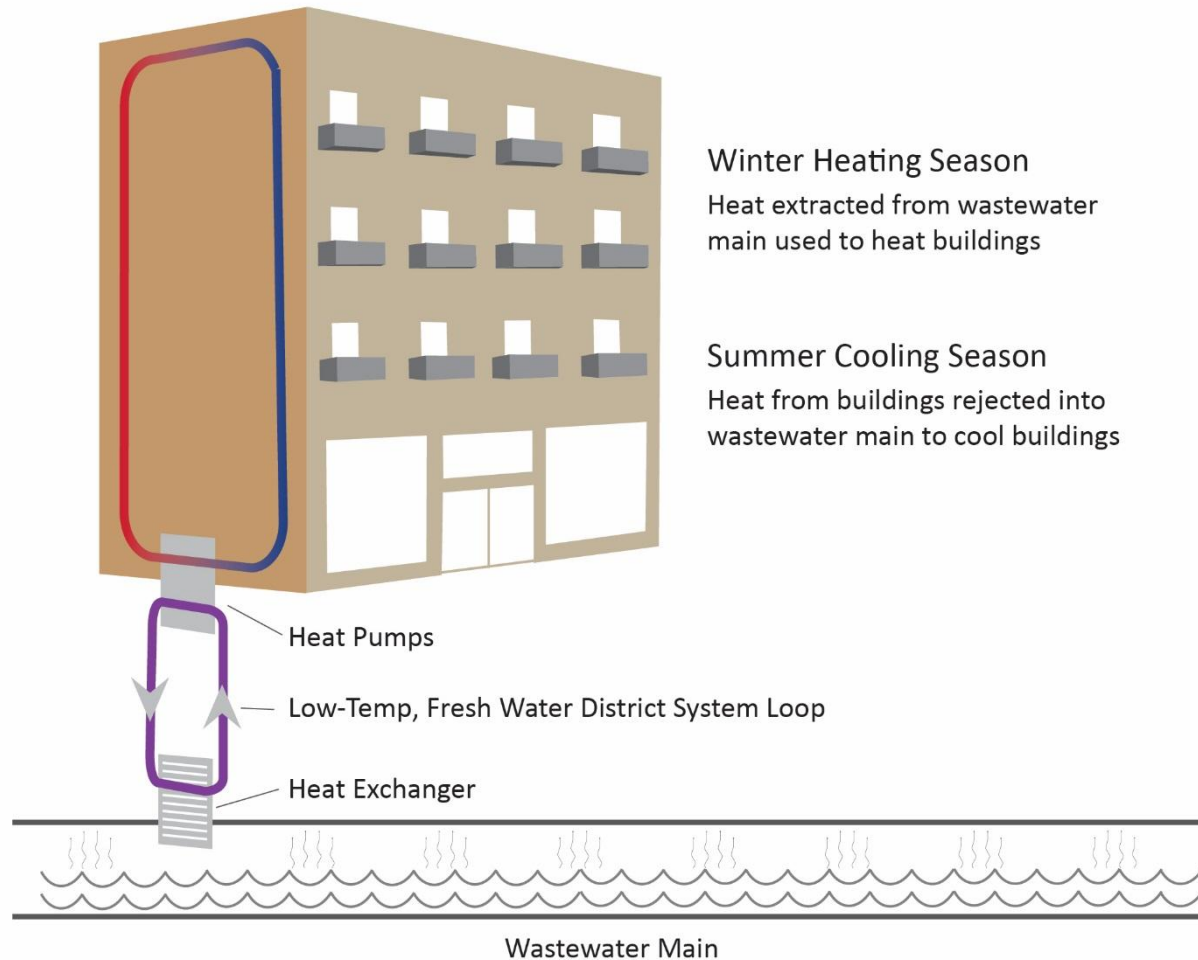


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The Initial District Energy System: Wastewater Energy Recovery

Wastewater Main Energy Capture



UAD District Energy Solutions

- 10% reduction in energy costs
- 40+% reduction in greenhouse gas emissions
- Competing in the multi-family residential market
- Contributing to local utility's CIP goals



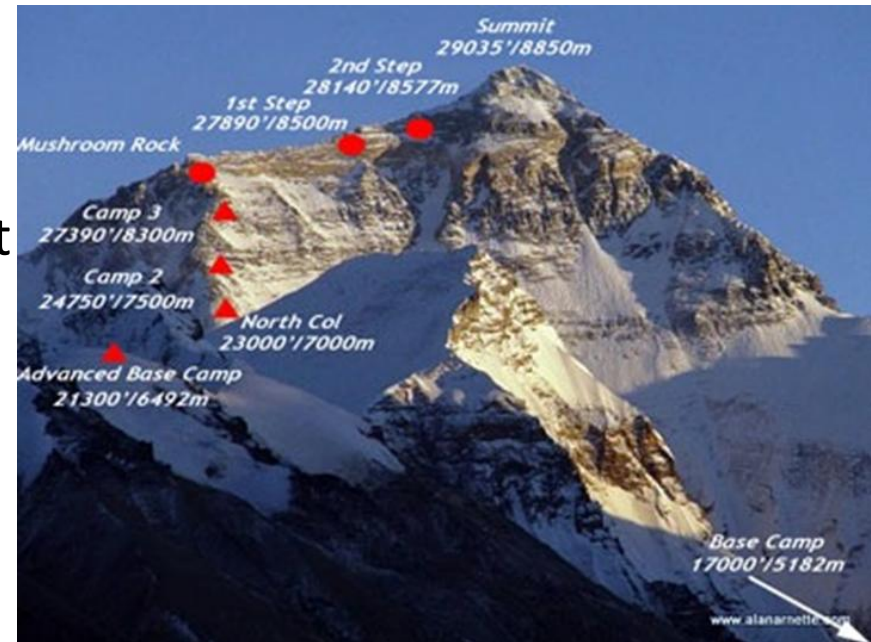
2016 Partnership Work Plan

- Forming of the implementing organizations
- District storm water system design and implementation
- Green 4th Street design & planning
- Detailed design of the district energy system
- Traffic and parking studies
- Streetscape design
- Signature green space planning
- Initial development



Moving Toward the Vision

- Keeping the vision
- Organization forming and governance
- Partner recruitment and management
- Fundraising
- Contract administration
- Marketing and communications
- Liaison
 - Community
 - Public agencies, elected officials
 - Peer groups
 - Developers, businesses, etc.



Conclusion

- Look beyond campus boundaries
- Systems-based approach
- Develop comprehensive district plans
- Multi-faceted partnership is critical
 - Developers
 - Business community
 - Public institutions
 - Non-profit organizations
 - Local neighborhood
- Think big, act small
- Leadership is essential



Questions?



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