



*Working to protect the Mississippi River
and its watershed in the Twin Cities area.*

360 North Robert Street
Suite 400
Saint Paul, MN 55101

651-222-2193
www.fmr.org
info@fmr.org

Upper Harbor Terminal Principles

September 10, 2015

- 1) **Leverage redevelopment at the UHT to create economic benefit for surrounding parcels.** If the planning process for the UHT site includes the entire surrounding area, it will be more comprehensive and ensure that the economic benefit from the new amenities extend beyond the UHT site.
- 2) **Agree on the park boundary line.** The dispute over the park boundary should be resolved as soon as possible and that decision should be made with reference to the long-term goals for the larger area.
- 3) **Create a destination park at Dowling.** The park at Dowling should be large and draw residents from nearby neighborhoods and beyond to create value for surrounding redevelopment.
- 4) **Build the park and trails first.** To establish the public amenities needed to stimulate quality, park-friendly adjacent redevelopment, the new park and connecting trails should be built first. Any redevelopment that occurs prior to the installation of the park and trails is likely not the kind of development that will create the most value in the long-term.
- 5) **Focus on enhancing the environment and creating a community amenity.** The development focus for the site to-date has been largely on job creation. Located next to the Mississippi River and neighborhoods that have long been disconnected from riverfront amenities, this project should focus first on reconnecting the community and enhancing the environment on site.

