



City of Minneapolis Municipal Parking Ramps RFP





Introductions & Background

- ❖ City Team
 - Public Works
 - CPED
 - Finance

- ❖ Sale of Nine Municipal Parking Ramps
 - History & Context

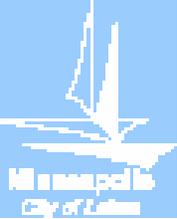


Municipal Parking Ramps Request for Proposals (RFP)

- ❖ RFP
 - Process and Schedule
 - Proposal Contents and Requirements
 - Evaluation Criteria
 - RFP Website and Due Diligence

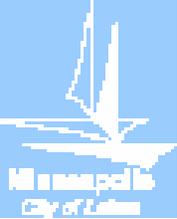
- ❖ Overview of the Properties

- ❖ Questions



RFP Schedule

Written Q & A – Deadline for submitting questions	September 26, 2006
Written Q & A – All responses posted on RFP website	October 5, 2006
Submission Deadline for Proposals	October 19, 2006 4:00 pm
Review/Evaluation of Proposals and Neighborhood Review	Oct/Nov 2006
Recommendation to City Council Committees (projected)	December, 2006
Final Selection by City Council (projected)	December, 2006



Proposal Contents & Requirements

❖ RFP Flexibility

- “Package” vs. “a la carte” proposals
- Straight Purchase (Parking) vs. Redevelopment proposals

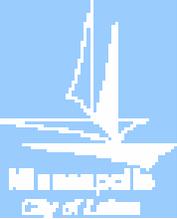
❖ Proposal Requirements

- Project/Proposal Description & Details
- Proposer Due Diligence
- Purchase Price Offer
- Financial Disclosure & Technical Capabilities
- Proposal Fee



Proposal Evaluation Criteria

- City Objectives and Sale Criteria
- Financial Offer & Proposed Conditions
- Overall Capacity of Proposer/Team
- Overall Quality of Proposed Use / Project
 - Parking Facilities: Planning/Operational Considerations
 - Development Projects: Development & Design Goals / Criteria
- Additional City Requirements and Policies



RFP Website

<http://www.ci.minneapolis.mn.us/parkingrfp/>

The screenshot shows a Microsoft Internet Explorer browser window with the title "Municipal Parking Ramps Request for Proposals - Microsoft Internet Explorer provided by City of Minneapolis". The address bar shows the URL <http://www.ci.minneapolis.mn.us/parkingrfp/>. The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The address bar has a search icon and a dropdown menu. The browser's toolbar includes Back, Forward, Stop, Home, Search, and Refresh buttons. The browser's Links bar shows icons for Google, Intra-dev, ServiceCenter, StellentPXC501, www-dev, and StellentProd.

The website content includes a navigation bar with the City of Minneapolis logo and the text "City of Minneapolis". The navigation bar also includes links for "Home", "Community", "Business", "City Hall", and "Leisure". The main content area is divided into two columns. The left column has a section titled "Municipal Parking Ramps Request for Proposals" with a sub-section "Supporting Documents" containing a list of links: Centre Village Ramp, Downtown East Ramp, Federal Courthouse Ramp, Gateway Ramp, Loring Ramp, Mill Quarter Ramp, Riverfront Ramp, Seven Corners Ramp, St. Anthony Ramp, Municipal Parking Ramps - Financial Statements, and Parking Ramp Utilization. The right column has a section titled "Municipal Parking Ramps Request for Proposals" with a date "July 2006" and a map of the city of Minneapolis. Below the map is a link "view larger map". To the right of the map is a link "View RFP (PDF, 35 pages, 1MB)".

At the bottom of the browser window, the status bar shows a "Trusted sites" icon and the text "Trusted sites".



Prepared by Kate Reilly 6/12/08

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St. Anthony Ramp



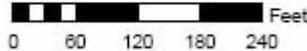
St. Anthony Ramp

- Located in the City's historic Main Street area near the banks of the Mississippi.
- Provides parking for St. Anthony Main office & retail complex
- Near several key destinations, including East Hennepin Activity Center, Riverfront, and St. Anthony Main.
- Property size: 46,200 s.f.
- 900 above-ground spaces
- No outstanding debt

St. Anthony Main Parking Ramp Area



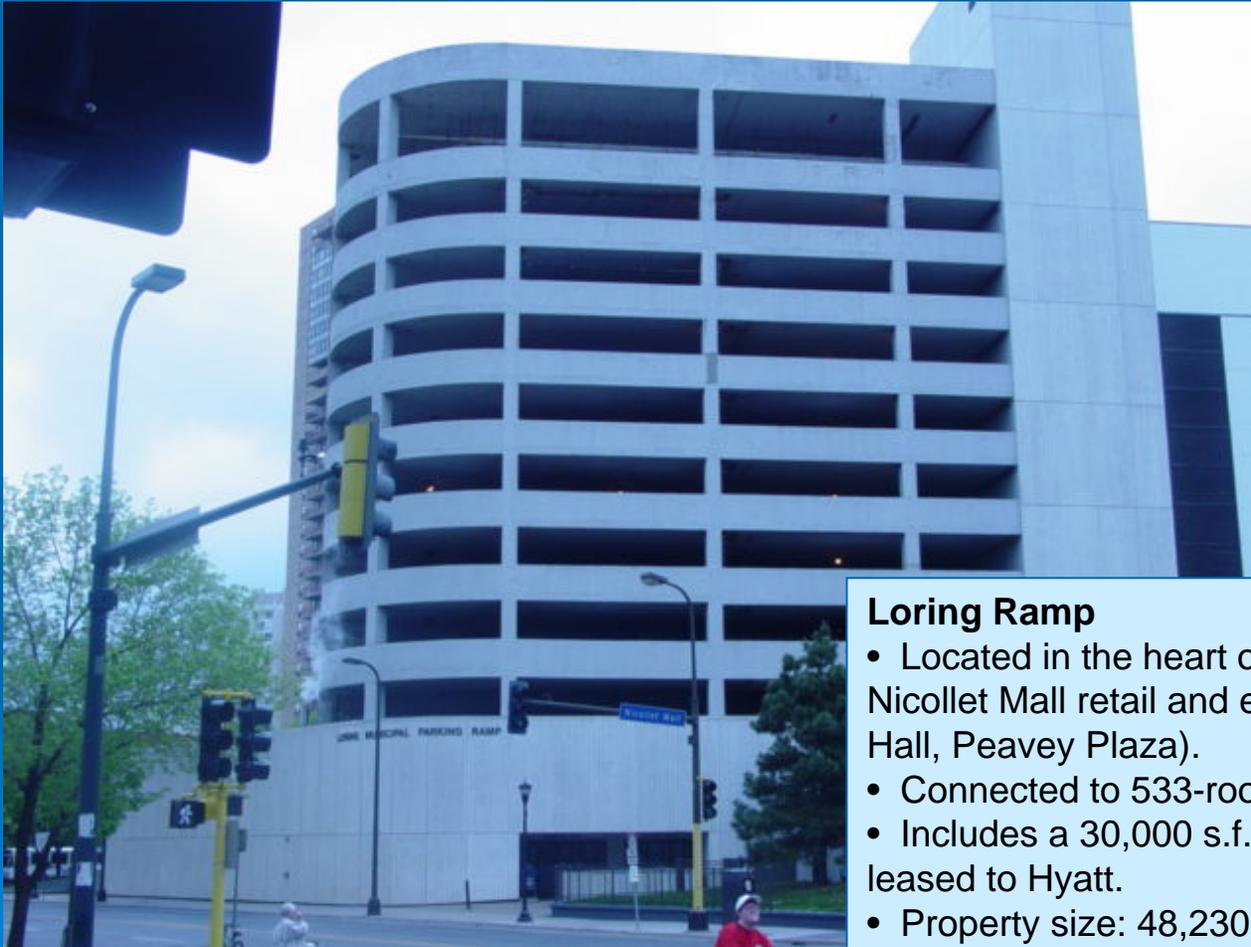
Prepared by Kate Reilly 5/19/05



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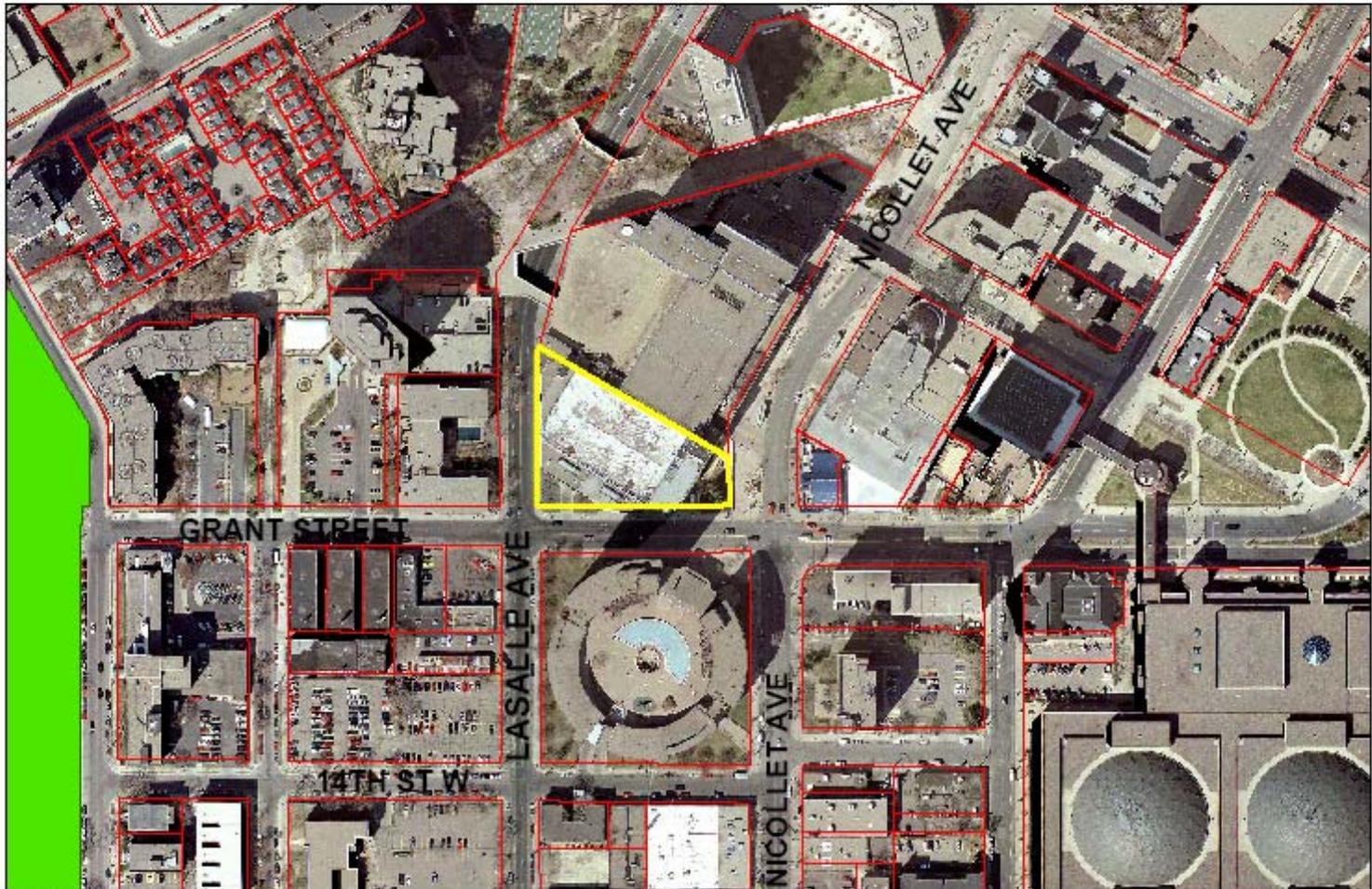
Loring Ramp



Loring Ramp

- Located in the heart of the Convention Center and Nicollet Mall retail and entertainment area (Orchestra Hall, Peavey Plaza).
- Connected to 533-room Hyatt Hotel.
- Includes a 30,000 s.f. Exhibition Hall on street level, leased to Hyatt.
- Property size: 48,230 s.f. (~1 acre)
- 750 above-ground spaces
- 94% parking utilization
- No outstanding debt
- 2004 Operating Income: \$1,295,354

Loring Parking Ramp Area



Prepared by Kate Reilly 5/15/05

0 90 180 270 360 Feet



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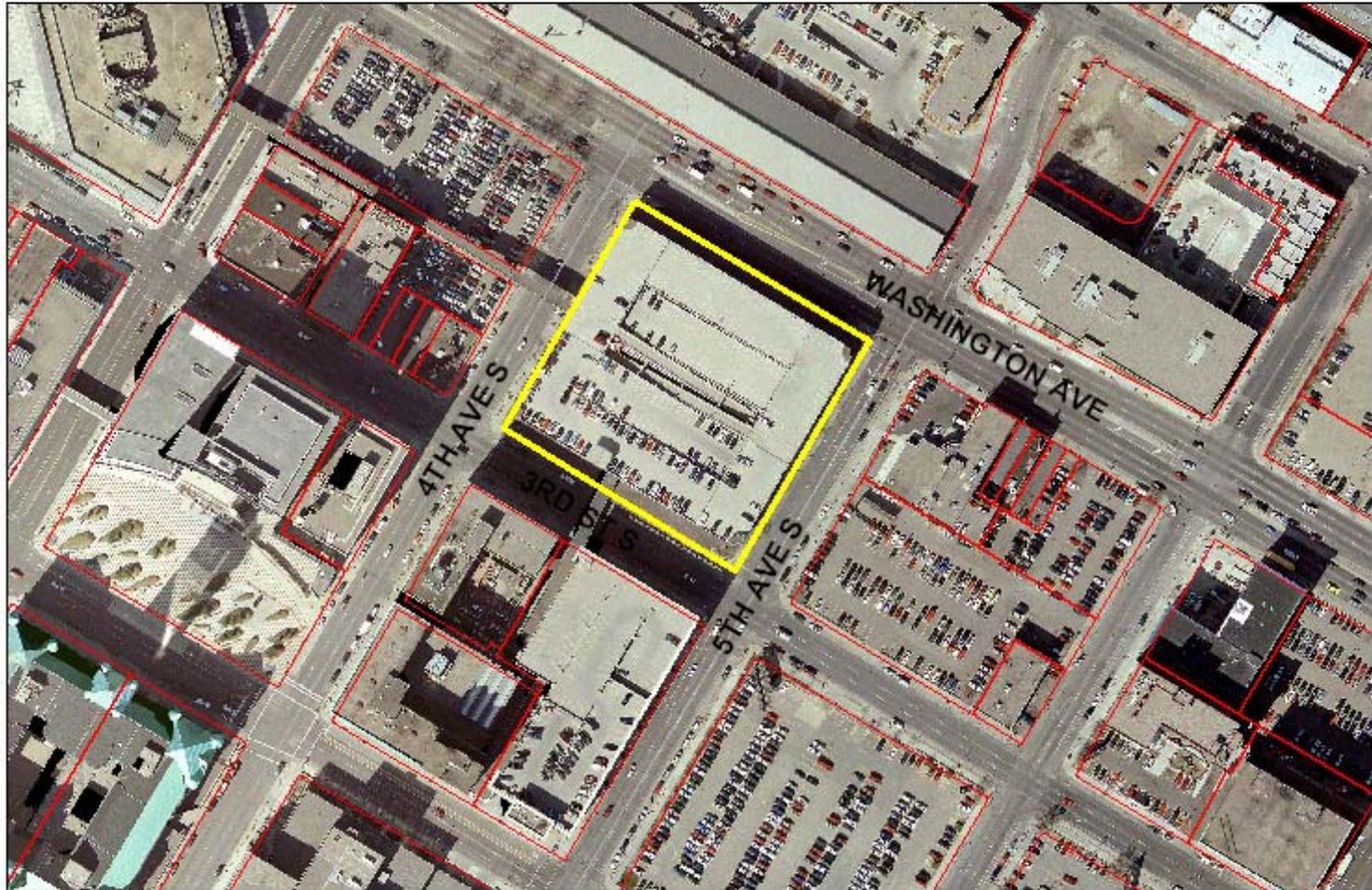
Gateway Ramp



Gateway Ramp

- Located near the heart of downtown's government district.
- Expansion area for Downtown Office Core; redeveloped site could support a large-scale office building.
- Property size: 105,600 s.f. (~2.5 acres)
- 1,397 above-ground spaces
- Parking utilization: 73%
- Metro Transit bus layover facility on street level
- Skyway-connected to downtown core
- Minimal remaining debt
- 2004 Operating Income: \$684,102

Gateway Ramp Area



Prepared by Kate Reilly 5/19/05

0 40 80 160 240 320 Feet



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Seven Corners Ramp



Seven Corners Ramp

- Located near the U of M, 265-room Holiday Inn Hotel, a local retail/entertainment district, and the Metrodome.
- Ramp is heavily utilized by hotel, area businesses and university.
- 796 above-ground spaces
- Property size: 67,647 s.f. (~1.5 acres)
- Parking utilization: 80%
- No outstanding debt
- 2004 Operating Income: \$462,501

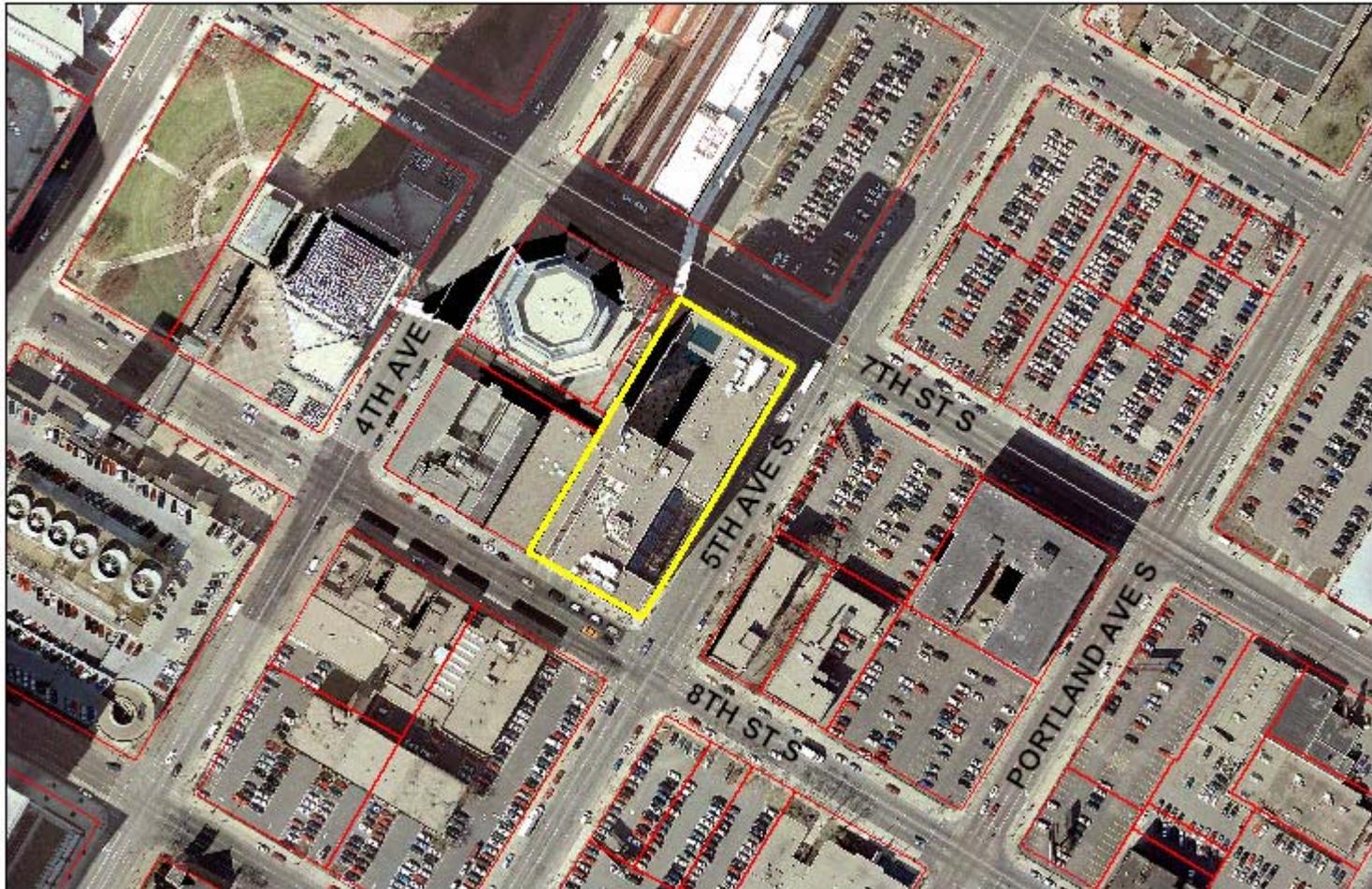
Centre Village Ramp



Centre Village Ramp

- Includes parking for attached 216-room Embassy Suites hotel, residential condominiums and offices.
- Skyway-connected to downtown; used by downtown commuters and Metrodome attendees.
- Property size: 15,683 s.f.
- 700 spaces above ground; 485 spaces below ground.
- Parking utilization: 63%
- 2004 Operating Income: \$163,225
- 2004 Income (Loss) w/ Debt Service: \$143,548

Centre Village Parking Ramp Area



Prepared by Kate Heilly 5/17/05

0 37.5 75 150 225 300
Feet



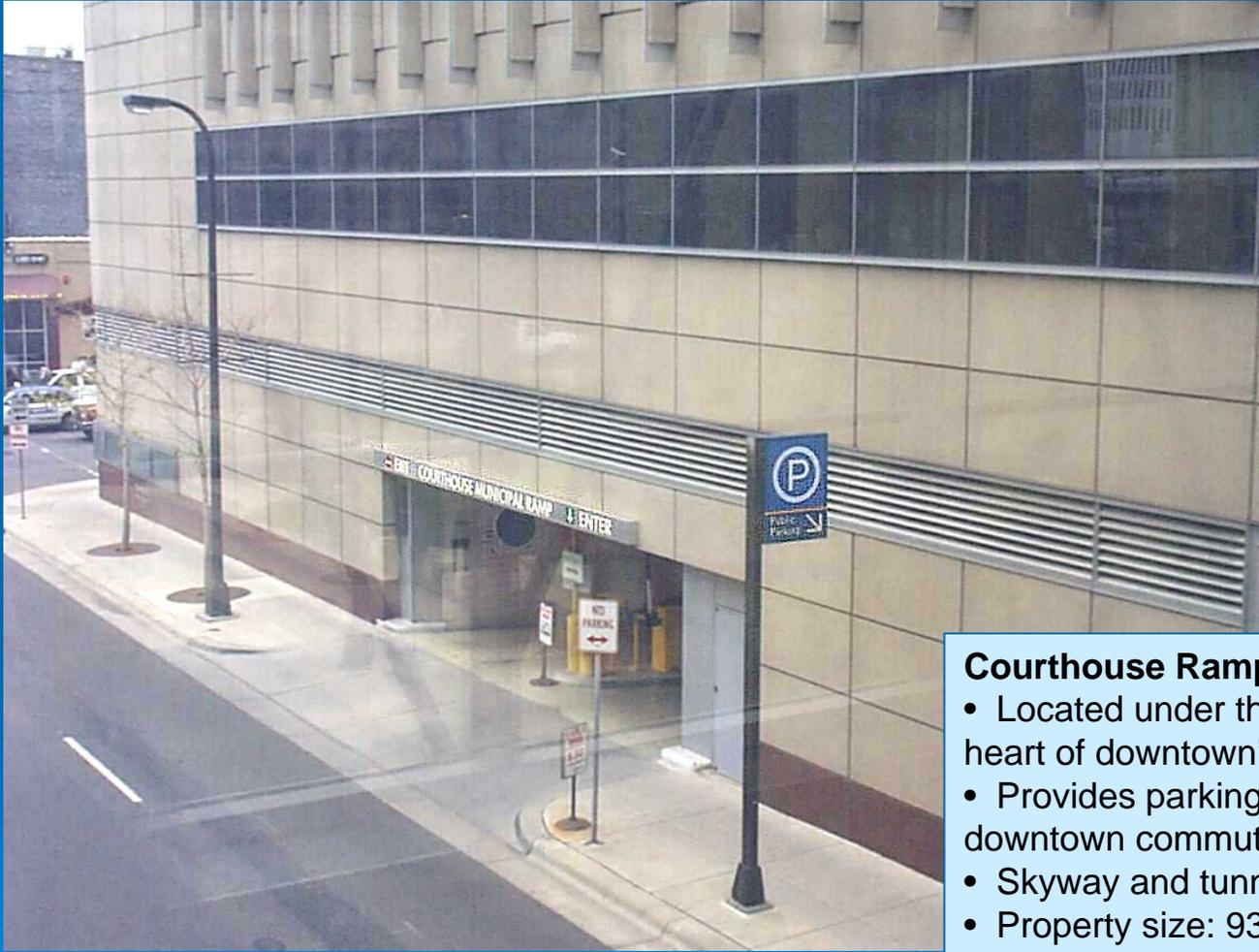
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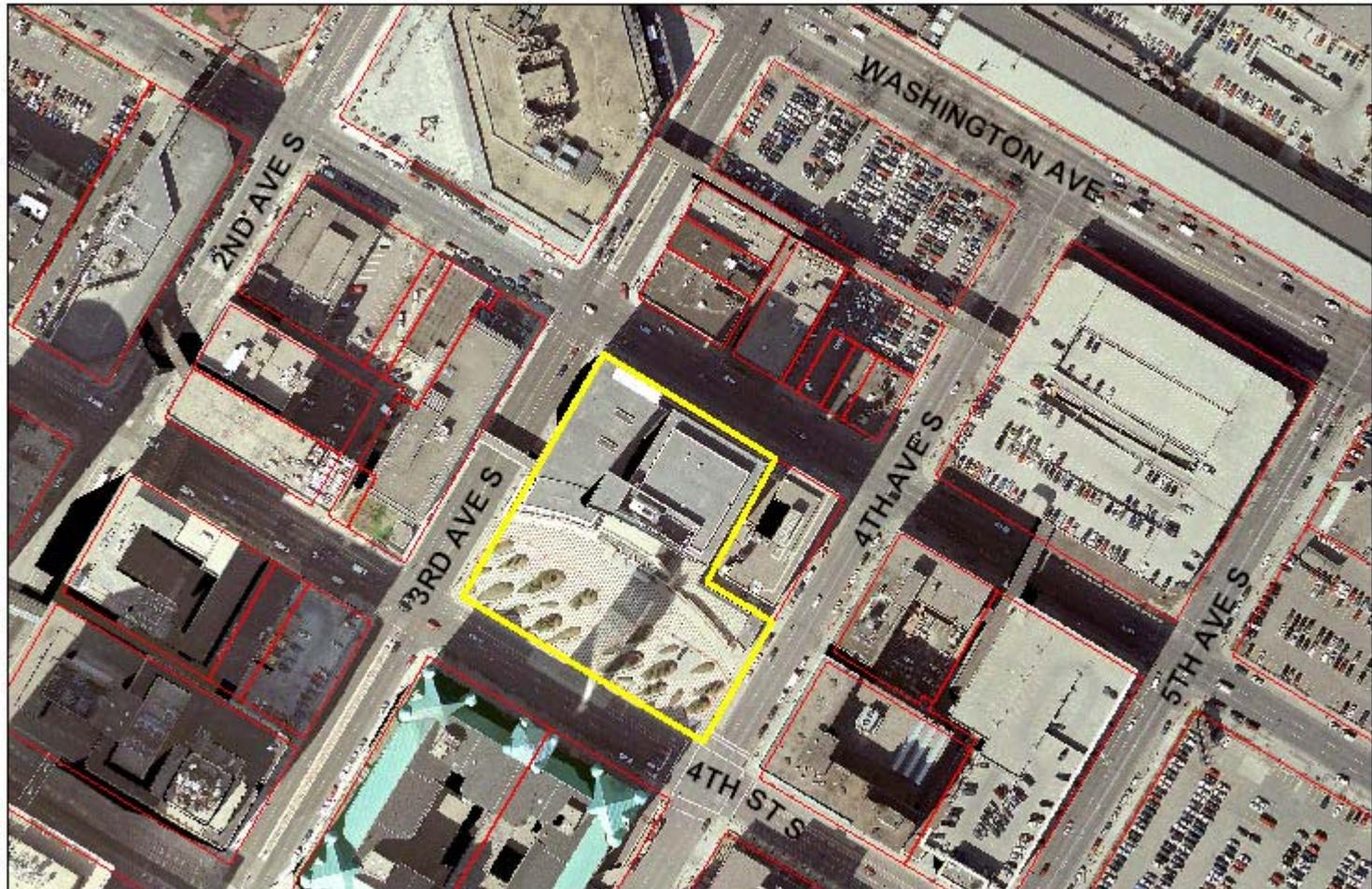
Federal Courthouse Ramp



Courthouse Ramp

- Located under the Federal Courthouse in the heart of downtown's government district.
- Provides parking for Courthouse visitors and downtown commuters.
- Skyway and tunnel-connected to downtown.
- Property size: 93,976 s.f.
- 290 below-ground spaces
- Constructed in 1997
- Parking utilization: +100% (at capacity)
- 2004 Operating Income: \$65,553

Federal Courthouse Parking Ramp Area



Prepared by Kate Reilly 5/17/06

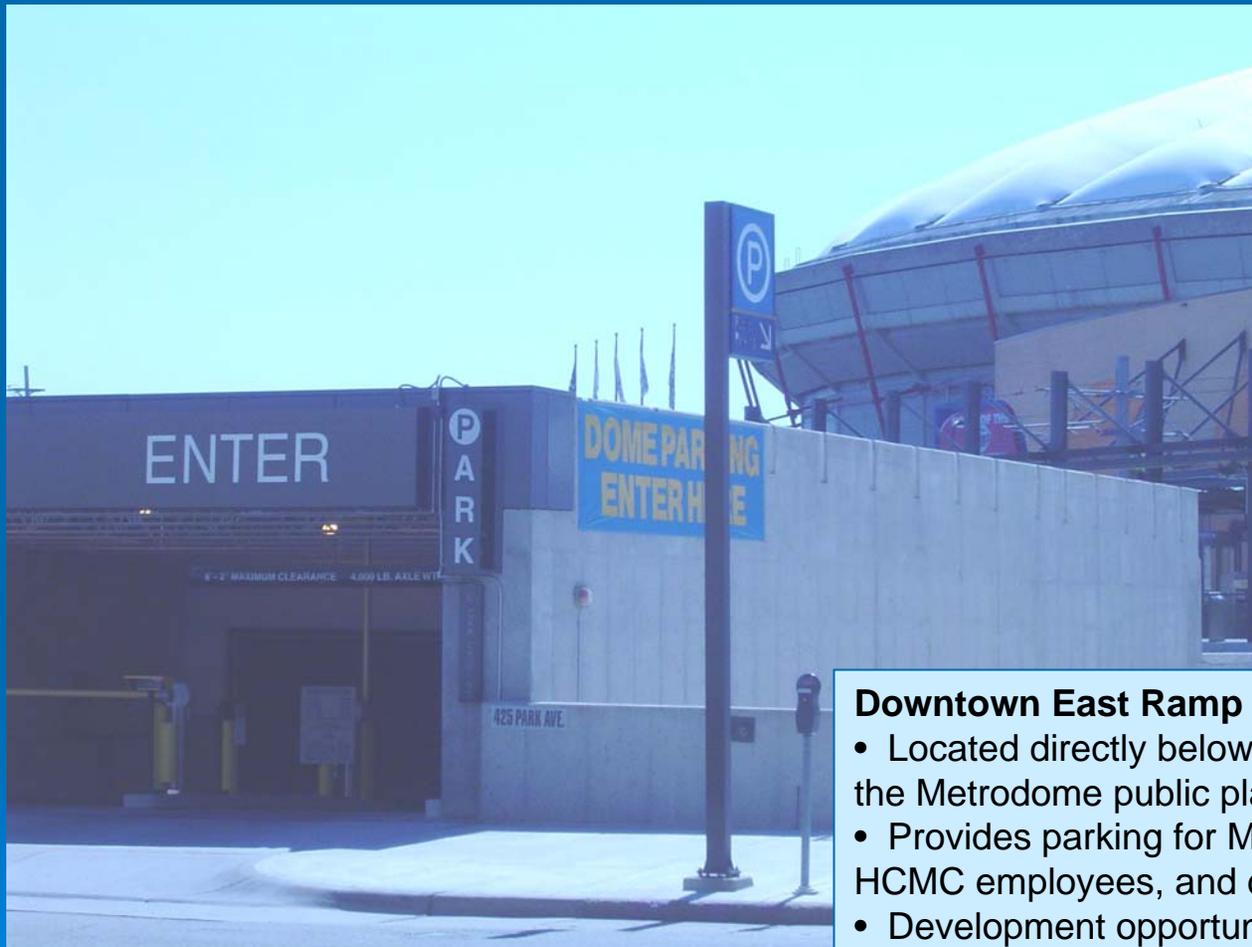
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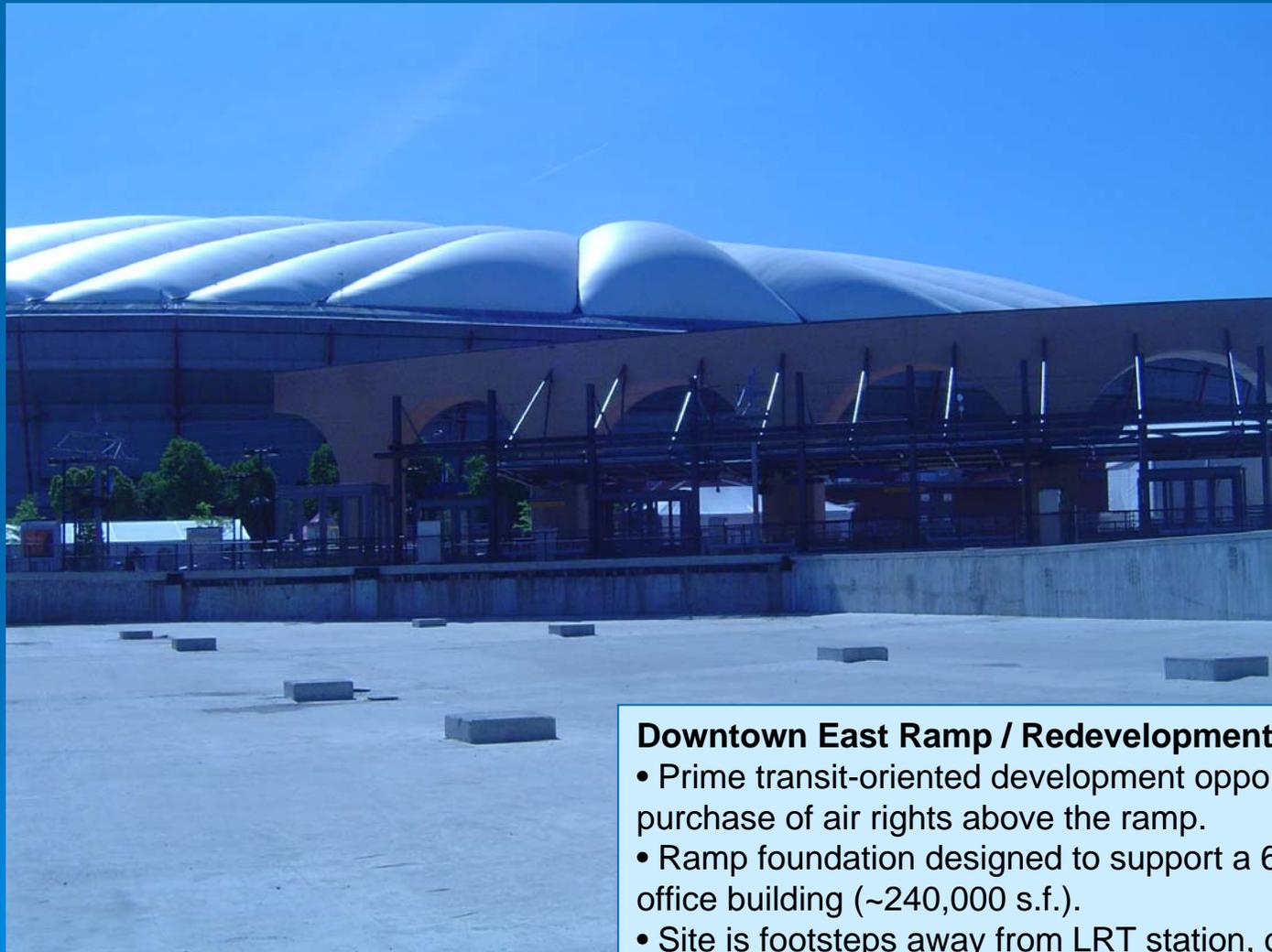
Downtown East Ramp



Downtown East Ramp

- Located directly below the LRT station and next to the Metrodome public plaza.
- Provides parking for Metrodome events, nearby HCMC employees, and downtown commuters.
- Development opportunity for air rights above ramp.
- 455 parking spaces below ground on two levels.
- Constructed in 2002
- Parking utilization: 99%
- Fully automated, tempered parking

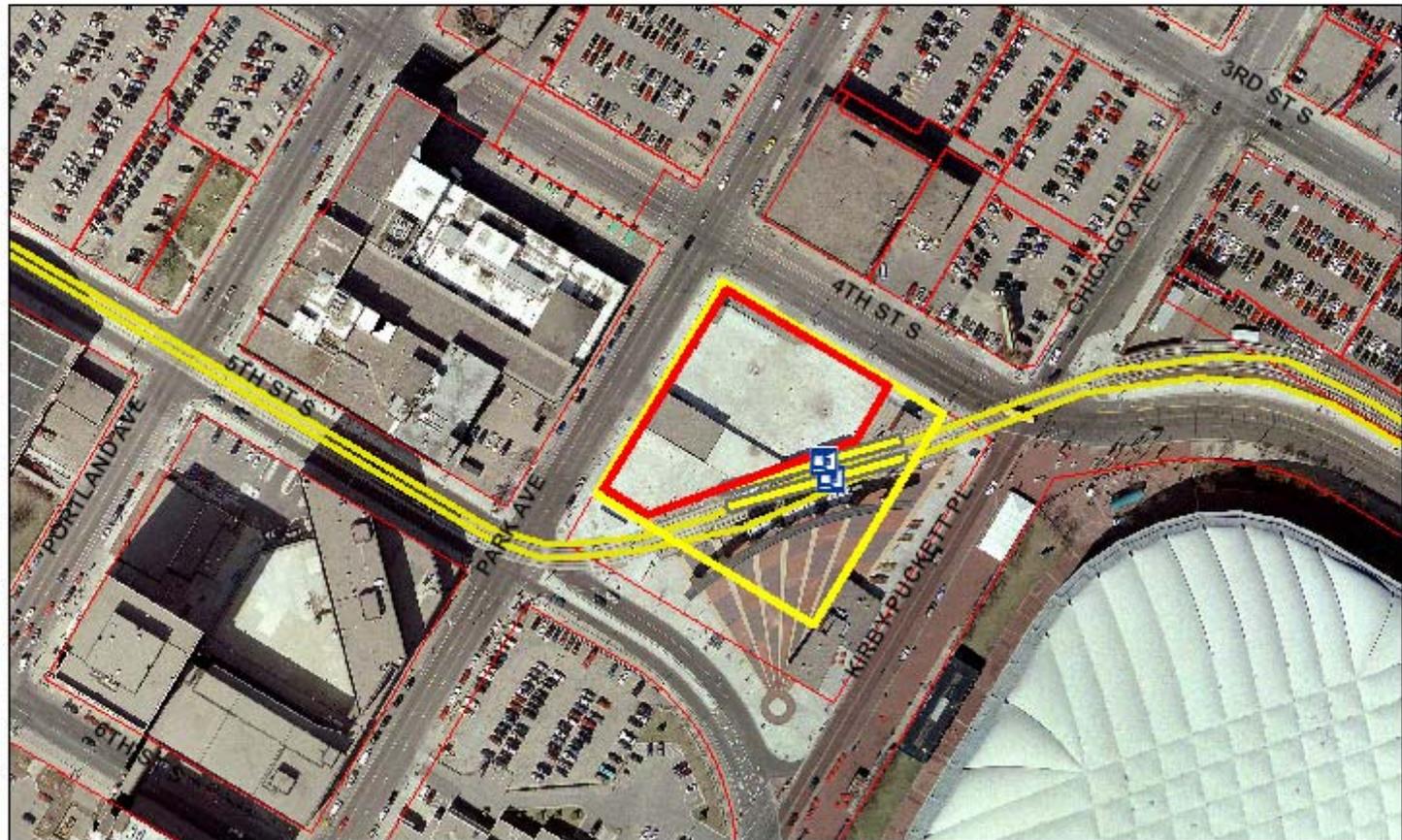
Downtown East / LRT Development Site



Downtown East Ramp / Redevelopment Site

- Prime transit-oriented development opportunity with purchase of air rights above the ramp.
- Ramp foundation designed to support a 6-8 story office building (~240,000 s.f.).
- Site is footsteps away from LRT station, offering a convenient commute for future users of this site.

Downtown East LRT Redevelopment Site

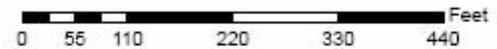


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Legend

-  Parking Ramp Area
-  Development Site



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Riverfront Ramp



Riverfront Ramp

- Serves the Guthrie Theatre's new riverfront facility.
- Provides parking for Metrodome events and Mill District commuters and visitors.
- New commercial & residential developments in the area will provide additional parking demand.
- Planned liner housing/retail development around perimeter of ramp.
- Guthrie owns air rights (scene shop above ramp)
- Property size: 33,399 s.f.
- 396 below-ground spaces; 591 above-ground spaces.
- Fully automated ramp, opened in 2005

Mill Quarter Ramp



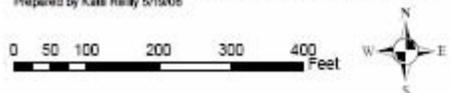
Mill Quarter Ramp

- Serves the Mill City Museum and new retail and residential developments in the area.
- Located close to the Metrodome, Guthrie, and soon-to-be constructed MacPhail Center for Music.
- Offers a convenient walk to downtown and to riverfront attractions.
- 324 above-ground spaces
- Opened in 2005
- Parking utilization: 90%
- Fully automated ramp
- Liner housing/retail development around ramp perimeter

Mill Quarter and Riverfront Ramps Area



Prepared by Kate Reilly 5/15/05

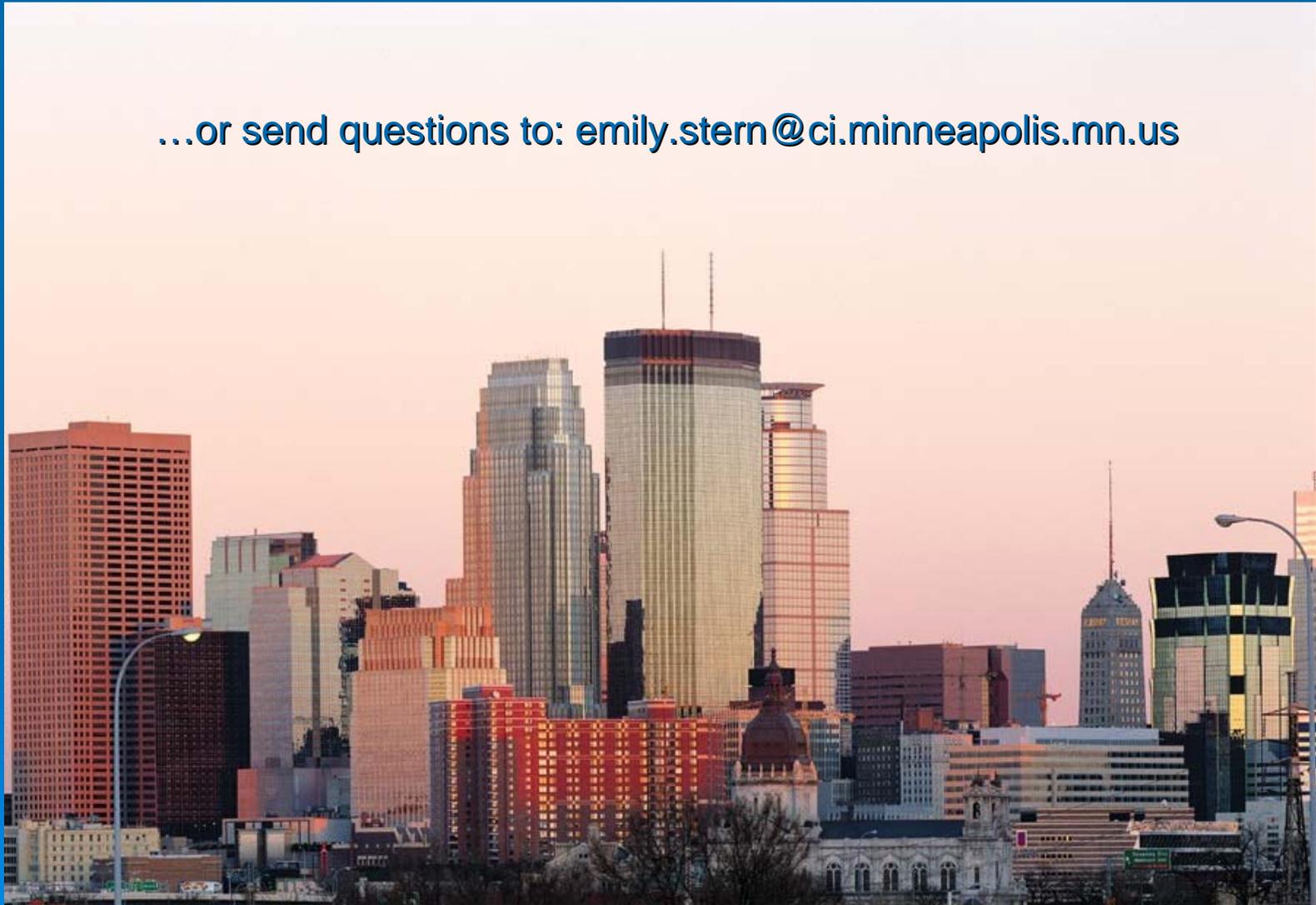


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Questions?

...or send questions to: emily.stern@ci.minneapolis.mn.us

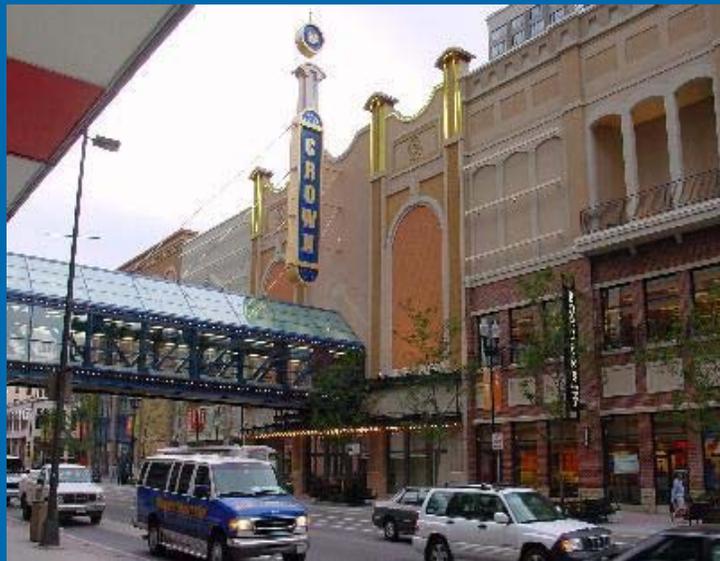




Nicollet Mall



Nicollet Mall LRT Station



City Center Skyway to E Block



Gaviidae Commons