

Community Planning & Economic Development
Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



REQUEST FOR PROPOSALS

DATE: February 27, 2013

PROJECT: Development of new housing units

SITE: **27th & Penn Avenue North Site**
(consisting of 2712, 2718, 2720, 2724, & 2800 Penn Avenue No.)
Minneapolis, MN 55413

SUBMIT TO: Community Planning & Economic Development (CPED)
105 5th Avenue South,
Crown Mill, Suite 200
Minneapolis, MN 55401
Attention: Jerry LePage

612-673-5240, jerry.lepage@minneapolismn.gov

DEADLINE: **Wednesday, March 27, 2013 at 4:00 p.m.**

Please check the website regularly for announcements and updates pertaining to this RFP!

<http://www.minneapolismn.gov/cped/rfp/WCMS1P-104802>

Request for Proposals Summary

The Department of Community Planning and Economic Development of the City of Minneapolis is issuing this Request for Proposals (RFP) for housing development on the 27th & Penn Avenue North site (see Site Map, Attachment #1). Proposals will be considered and evaluated according to the selection criteria outlined under the Minimum Requirements section on page 2. For further information regarding RFP submission requirements please contact Jerry LePage at 612.673.5078, jerry.lepage@minneapolismn.gov.

A **Pre-proposal Meeting** will be held on **Wednesday, March 6, 2013, from 10:00 to 11:30 a.m.** in conference Room #3 in the Crown Roller Mill (second floor) with City staff and interested parties to allow staff to address any questions about the site and the RFP process. **To make a reservation for this meeting, please email Jerry LePage at jerry.lepage@minneapolismn.gov.**

There is a 30-day period to prepare and submit responses to this RFP. Proposals are due at 4:00 p.m. Wednesday, March 27, 2013. No late proposals will be accepted.

The City reserves the right to reject any or all proposals.

Project Description:

The 27th & Penn Site is a vacant site that has been cleared of all structures and consists of the five properties listed below. All of these properties are either currently owned by the City or are in the process of being acquired.

Property Address	Square Feet
2712 Penn Avenue No.	5,303
2718 Penn Avenue No.	5,024
2720 Penn Avenue No.	5,412
2724 Penn Avenue No.	5,360
2800 Penn Avenue No.	5,327
Total	26,426

The project site is located in the Jordan neighborhood in the Fifth Ward. The site is zoned R1A, a Single-family District which allows development of single family homes. The site is about 213 ft. x 126 ft., with a total area of 26,426 square feet (about 0.6 acres). However, the City's comprehensive plan (i.e. Minneapolis Plan for Sustainable Growth) identifies Penn Avenue North as a Community Corridor. Community Corridors support new residential development of medium-density in specified areas, as well as increased housing diversity in neighborhoods, where compatible with existing character of the neighborhood. Any proposal for multifamily housing on this site would require a rezoning to a R4 Multi-family Residential District which would allow up to 21 housing units on this site. The City's total assessed value of the entire site for 2013 is \$31,800.

As the project proceeds to development, additional review will be necessary to ensure further consistency with the Comprehensive Plan and the Zoning Code.

Minimum Requirements:

Proposals that are submitted will be considered complete if they include the following:

- Project description and financing plan
- Any conditional financing commitments secured to date
- Strategy to secure remaining funding sources and projected competitiveness for these sources
- Conceptual drawing of the proposed development that adequately displays the development (drawings must include site plans, all elevations of the building exterior and the interior floor plans)
- Parking strategy for project
- Experience in developing similar projects (include addresses and photos)
- Estimated sale price of completed development or proposed rent (where applicable)
- Development timetable, including milestones, e.g. application dates for various funding sources, final commitment of all funding sources, closing and start of construction, completion of construction.
- Marketing strategy
- Fair Housing Plan
- "Consent for Release of Response Data" Form (Attachment #2).

Subsequent to submission, CPED may request additional information from proposers as may be required to complete the review and evaluation of proposals.

Selection Criteria:

- Financial feasibility (10 points)
 - Project readiness (10 points)
 - Compatibility with existing character of neighborhood (10 points)
 - Medium density housing that supports City transit development policies (20 points)
 - Quality of design (15 points)
 - To encourage market rate housing (up to 15 points):
 - 50% of units market rate (10 points)
 - 100% of units market rate (15 points)
 - Energy efficiency and ability to meet Minnesota Green Communities Criteria requirements (10 points)
 - Green space (10 points)
- TOTAL POINTS: 100

Timeline:

All complete proposals received by the March 27th due date will be forwarded to the Jordan neighborhood for its review during the 45-day review period required for RFP's. Proposers may be requested to present their development plans to the Jordan Area Community Council (JACC) so that the neighborhood can provide its comments to the City of Minneapolis on all proposals. CPED staff will author a report to the Minneapolis City Council recommending a proposer based on the neighborhood comments and staff's evaluation. The recommendation may be to support exclusive development rights, if additional time is needed to finalize the project or sale if developer is ready to proceed. At this point, staff anticipates that this report will be presented to the City Council Community Development Committee on June 4, 2013, with consideration by the full City Council on June 14, 2013. The City reserves the right to reject any or all proposals

Application Materials:

- Zoning
<http://www.minneapolismn.gov/zoning/index.htm>
- "Consent for Release of Response Data" Form (**Attachment #2**). Proposals that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete and grounds for rejection of the offer.
- City of Minneapolis Neighborhoods; Neighborhood Organizations
<http://jordanmpls.org/>
Jordan Area Community Council (JACC)
2900 Fremont Avenue North, Suite 108
Minneapolis, MN 55411
Attn: Cathy Spann:
612.886.4539; cathy@jordanmpls.org

Financing

If financial assistance is required for development of the project, visit the following websites for additional funding information:

- Minnesota Housing Multifamily Rental Housing Common Application:
<http://www.mnhousing.gov/housing/developers/common-app/index.aspx>
- Hennepin County Coordinated Housing, Support Services and Transit Request for Proposals:
<http://hennepin.us/portal/site/HennepinUS/menuitem.b1ab75471750e40fa01dfb47ccf06498/?vgnextoid=24542d403c6e5210VgnVCM20000048114689RCRD>
- City of Minneapolis Department of Community Planning and Economic Development Requests for Proposals, Requests for Qualifications and program nominations:
<http://www.minneapolismn.gov/cped/rfp/index.htm>

Attachment 1

27th & Penn Avenue No. Site Map



Attachment 2

Form of Consent for Release of Response Data

_____, 2013

City of Minneapolis
Department of Community Planning
and Economic Development
105 5th Avenue South
Crown Roller Mill, Room 200
Minneapolis, MN 55401

Re: 27th & Penn Avenue North site
(consisting of 2712, 2718, 2720, 2724, & 2800 Penn Ave. No.)
2013 Request for Proposals
Consent for Release of Response Data

_____, on behalf of _____,
hereby consents to the release of its offer submission in response to the 2013 Request for Proposals issued by the City of Minneapolis for the "27th & Penn Avenue North Site" and hereby waives any claims it may have under Minnesota Statutes Section 13.08 against the City of Minneapolis for making such information public. The foregoing consent and waiver does not extend to financial statements submitted under separate confidential cover, which shall be treated by the City consistent with Minnesota Statutes, Section 13.591.
