

CITY OF MINNEAPOLIS

205 Park Ave. S. Request for Proposals



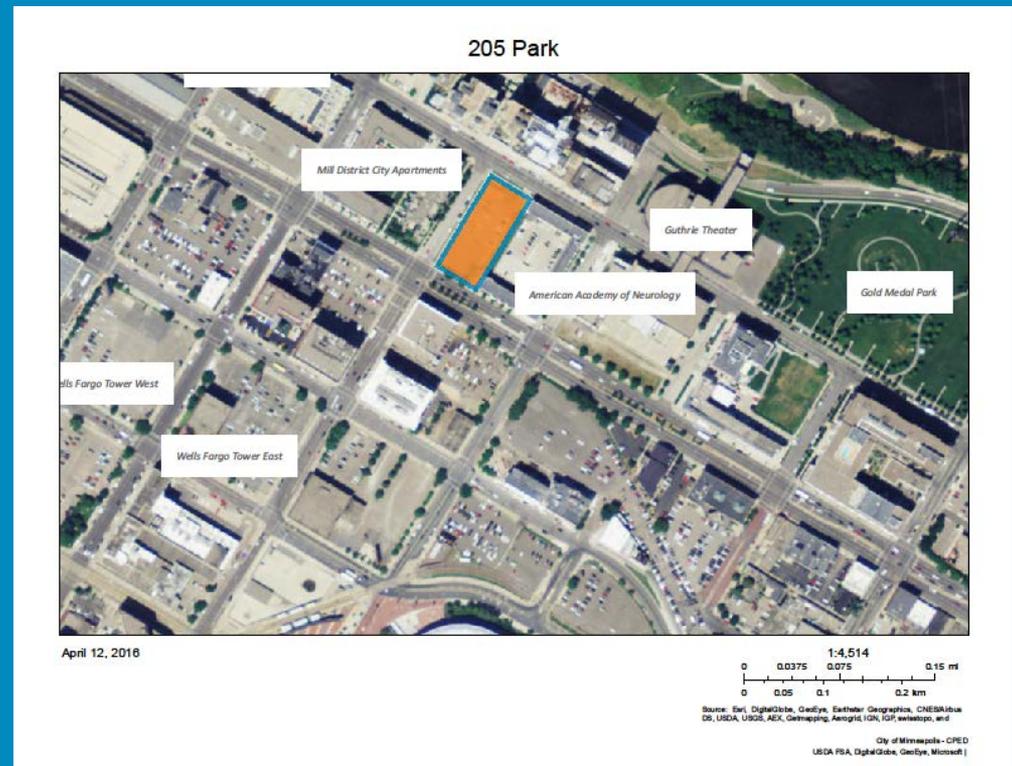
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Overview:

- City-owned property
- Approx. 36,076 sq. ft. (311 ft x 116 ft)
- Zoned C3A (Community Activity Center District); DH (Downtown Height Overlay District); DP (Downtown Parking Overlay District).
- Located in the heart of the Mill District (Historic Mills District Master Plan)



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Development Goals for the Site:

- Maximize the site's development with a well-designed project that contributes to the vibrancy of the Mill District.
- Preference for residential use (ownership or rental) with an affordability component.
- Maximize retail on ground floor.



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Development Goals (continued):

- If ownership housing, preference for a long-term affordability component, such as a land trust model.
- If rental housing, preference for a mixed income project with at least 20% of units affordable to households at or below 50-60% of Area Median Income.



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Development Goals (continued):

- Active ground-floor retail, arts & culture, restaurant/breakfast place.
- Sustainable design – high quality design and materials meeting LEED or similar environmental standards.
- Building height –screen parking ramp, min. 4 stories; zoning allows up to 8 stories.
- Public amenities incorporated into development e.g. landscaping, public art, outdoor seating, bike parking, public dog relief area.



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Site Considerations:

- Adjacent parking ramp – City-owned , 324 stalls.
- Environmental conditions – property will be sold “as is.”
- Streetscaping on Park and Washington is required, consistent with the area.
- Must pay fair market value for property.



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RFP Timeline:

- Questions due: 5/13/16
- Answers posted: 5/24/16
- Deadline for proposals: 6/10/16
- Evaluation of proposals: June – July
- Recommendation of developer to City Council: July – August 2016

To submit questions regarding the RFP and for more information:

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CPED Business Development
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