

City of Minneapolis

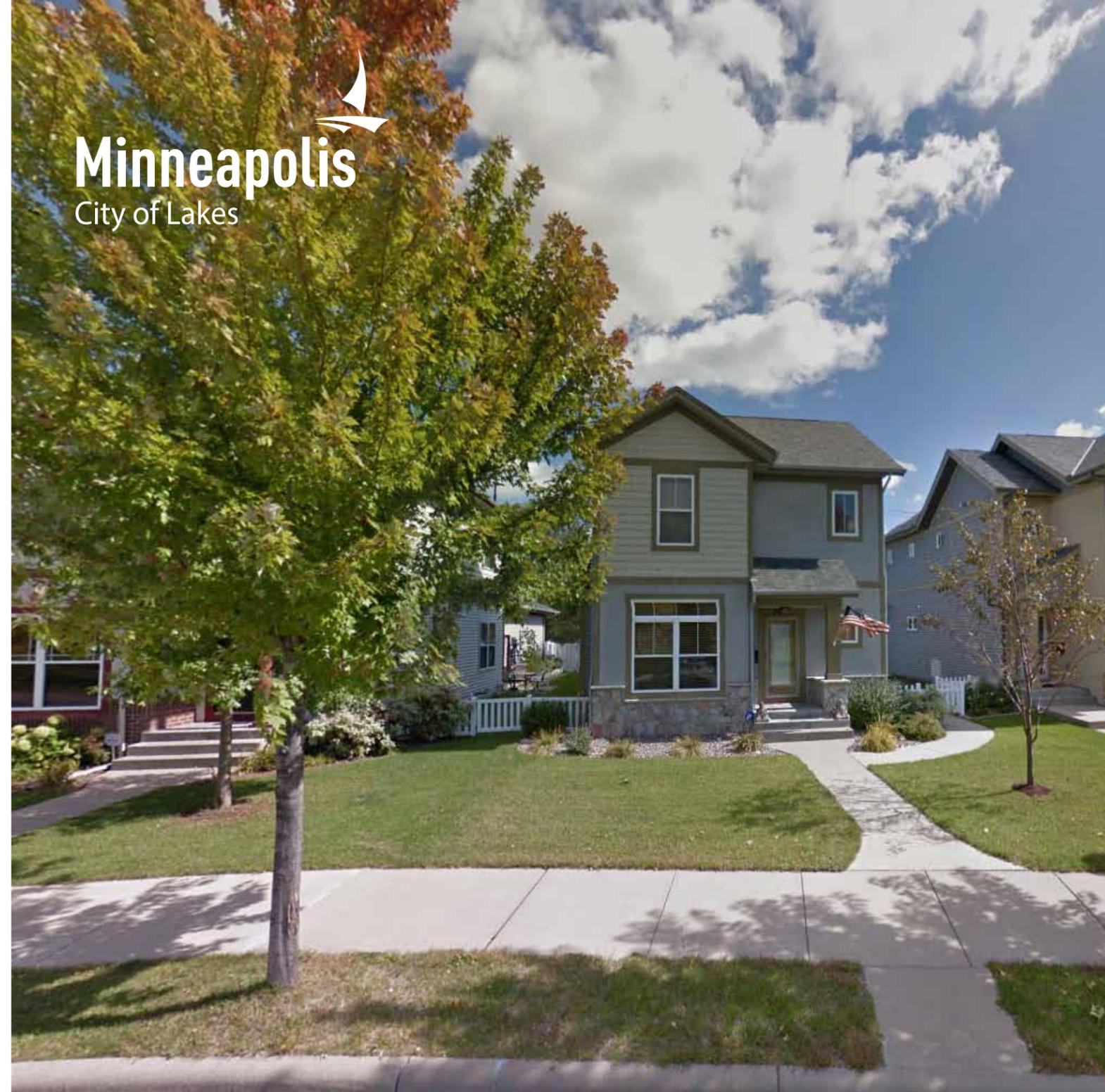
Mayor
Betsy Hodges

City Council President
Ward 4 - Barbara Johnson

City Council
Ward 1 - Kevin Reich
Ward 2 - Cam Gordon
Ward 3 - Jacob Frey
Ward 5 - Blong Yang
Ward 6 - Abdi Warsame
Ward 7 - Lisa Goodman
Ward 8 - Elizabeth Glidden
Ward 9 - Alondra Cano
Ward 10 - Lisa Bender
Ward 11 - John Quincy
Ward 12 - Andrew Johnson
Ward 13 - Linea Palmisano

Request for Proposals
Humboldt Greenway

Submit Proposals to:
Cherie Shoquist
Minneapolis Community Planning & Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401



City of Minneapolis
Department of Community Planning and Economic Development
105 Fifth Avenue South #200
Minneapolis, MN 55401
www.minneapolismn.gov

Request for Proposals

FOR THE DEVELOPMENT OF THE HUMBOLDT GREENWAY

Council Ward 4

Submittals due by 12:00pm on June 26, 2015

Humboldt Greenway

Context & Background

The Humboldt Greenway is located in **Ward 4**, the northernmost Ward in the City and home to a number of residential neighborhoods, parks and important community corridors. Other major landmarks in the Ward include the Victory Memorial Parkway and Crystal Lake Cemetery. In 1999, Hennepin County completed the \$28 million Humboldt Avenue Greenway / Shingle Creek Regional Pond and Wetland project including a significant greenway amenity, enhancements to Shingle Creek, and several new residential redevelopment sites as described in the *Humboldt Greenway Redevelopment Plan*.



Humboldt Greenway is a partnership between Hennepin County and the City of Minneapolis to construct new housing along Humboldt Avenue North in the Shingle Creek and Lind-Bohanon neighborhoods.

Construction of phase I of the greenway project is complete and includes a new senior apartment complex, 58 single-family homes and 36 town homes. Single-family exteriors include the use of brick, stone, stucco and low-maintenance siding, complemented by traditional window and trim details. All homes include double-car garages, sodded yards with fencing and trees, shrubs and flowers. Interiors feature sunny eat-in kitchens with great rooms, master bedroom suites with baths, large closets, energy-efficient construction, basements and many optional finishes.

The City and County seek a partner or partners to complete implementation of the vision for this neighborhood, and high quality proposals for development including consideration of platting, public amenity, and contextually appropriate home design. The project area includes 98 vacant lots.

A ten-foot wide, mixed-use trail on the north side of 49th Avenue serves as a connector to John C. Bohanon Park and the North Mississippi Regional Park and Interpretive Center.

Construction of phase I of the greenway project is complete and includes a new senior apartment complex, 58 single-family homes and 36 town homes.

Request for Proposals

Humboldt Greenway

The City of Minneapolis ("City") and Hennepin County ("County") are seeking development proposals for certain property located at the site known as The Humboldt Greenway 5th Addition, located on the 4900 and 5000 blocks of Humboldt Lane North and Girard Avenue North, as well as

parcels along 50th Avenue North from Dupont to Humboldt Avenues North. The properties are located in the Lind-Bohanon and Shingle Creek neighborhoods in North Minneapolis. The redevelopment site includes 98 vacant lots, specifically, the following properties:

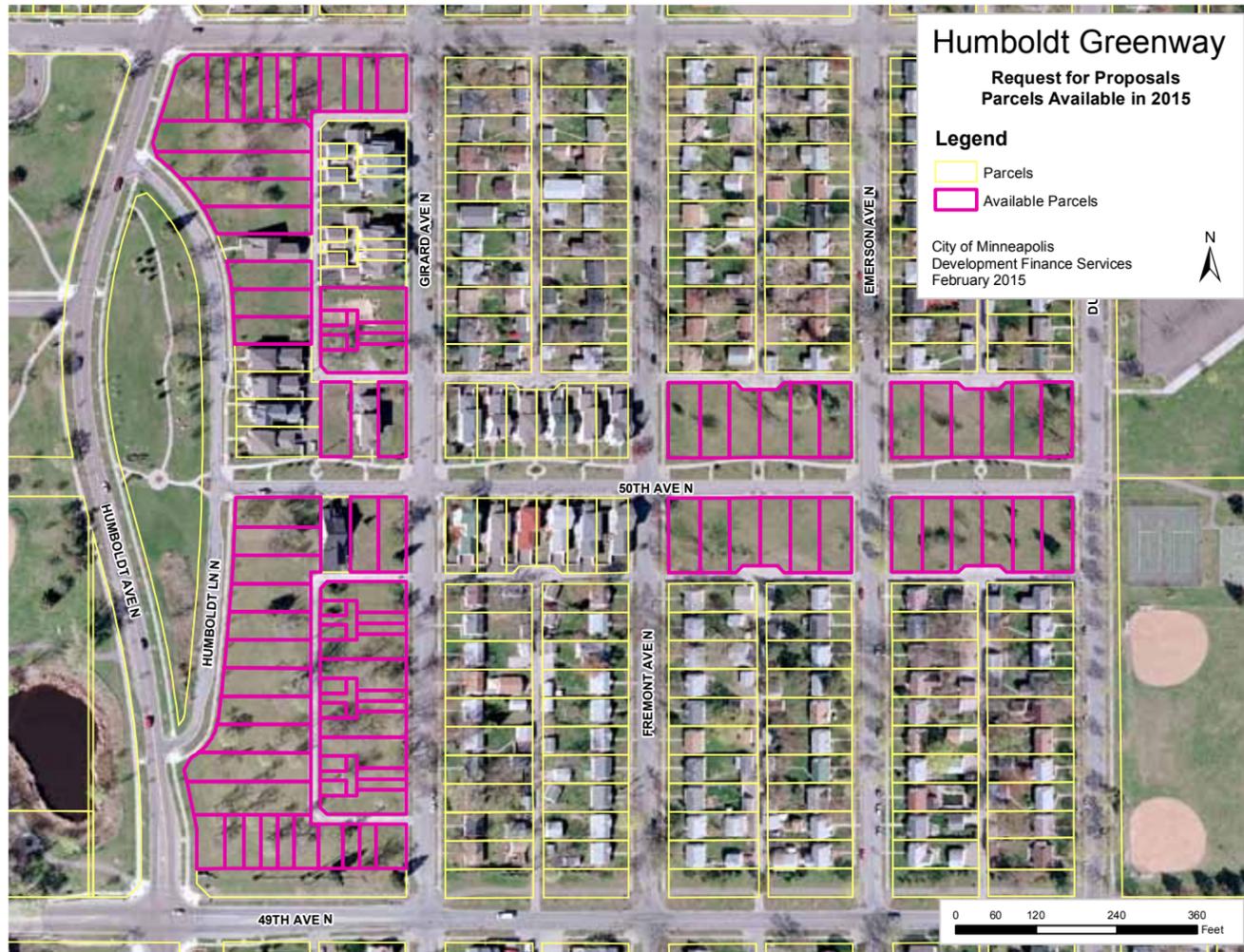


Figure 1. Properties in pink are included in the Request for Proposals.

(A) Property ID	(B) Address	(C) Street	(D) Block	(E) Lot	(F) Lot Size (SF)
12-118-21-23-0257	1400	50 th Avenue No.	13	1	4693
12-118-21-23-0259	1404	50th Avenue No.	13	3	5038
12-118-21-23-0264	5016	Humboldt Lane No.	13	8	4715
12-118-21-23-0265	5020	Humboldt Lane No.	13	9	4807
12-118-21-23-0266	5024	Humboldt Lane No.	13	10	5012
12-118-21-23-0334	1401	50th Avenue No.	8	1	4671
12-118-21-23-0335	1403	50th Avenue No.	8	2	4650
12-118-21-23-0268	5032	Humboldt Lane No.	13	12	6201
12-118-21-23-0269	5036	Humboldt Lane No.	13	13	7296
12-118-21-23-0270	5040	Humboldt Lane No.	13	14	8859
12-118-21-23-0271	5044	Humboldt Lane No.	13	15	10525
12-118-21-23-0278	1214	50th Avenue No.	15	1	5296
12-118-21-23-0279	1212	50th Avenue No.	15	2	4847
12-118-21-23-0280	1210	50th Avenue No.	15	3	4760
12-118-21-23-0281	1208	50th Avenue No.	15	4	4759
12-118-21-23-0282	1204	50th Avenue No.	15	5	4846
12-118-21-23-0283	1200	50th Avenue No.	15	6	5293
12-118-21-23-0284	1114	50th Avenue No.	16	1	5125
12-118-21-23-0285	1112	50th Avenue No.	16	2	4844
12-118-21-23-0286	1110	50th Avenue No.	16	3	4756
12-118-21-23-0287	1108	50th Avenue No.	16	4	4756
12-118-21-23-0288	1104	50th Avenue No.	16	5	4843
12-118-21-23-0289	1100	50th Avenue No.	16	6	5123
12-118-21-23-0290	1115	50th Avenue No.	17	1	5145
12-118-21-23-0291	1113	50th Avenue No.	17	2	4850
12-118-21-23-0292	1111	50th Avenue No.	17	3	4762
12-118-21-23-0293	1109	50th Avenue No.	17	4	4762
12-118-21-23-0294	1105	50th Avenue No.	17	5	4848
12-118-21-23-0295	1101	50th Avenue No.	17	6	5141
12-118-21-23-0296	1215	50th Avenue No.	18	1	5318
12-118-21-23-0297	1213	50th Avenue No.	18	2	4855
12-118-21-23-0298	1211	50th Avenue No.	18	3	4767
12-118-21-23-0299	1209	50th Avenue No.	18	4	4767
12-118-21-23-0300	1205	50th Avenue No.	18	5	4853

(A) Property ID	(B) Address	(C) Street	(D) Block	(E) Lot	(F) Lot Size (SF)
12-118-21-23-0257	1400	50 th Avenue No.	13	1	4693
12-118-21-23-0301	1201	50th Avenue No.	18	6	5314
12-118-21-23-0337	4952	Humboldt Lane No.	8	4	5710
12-118-21-23-0338	4948	Humboldt Lane No.	8	5	5451
12-118-21-23-0339	4944	Humboldt Lane No.	8	6	5302
12-118-21-23-0340	4940	Humboldt Lane No.	8	7	5051
12-118-21-23-0341	4936	Humboldt Lane No.	8	8	5193
12-118-21-23-0342	4932	Humboldt Lane No.	8	9	5356
12-118-21-23-0343	4928	Humboldt Lane No.	8	10	5543
12-118-21-23-0344	4924	Humboldt Lane No.	8	11	5754
12-118-21-23-0345	4920	Humboldt Lane No.	8	12	6317
12-118-21-23-0346	4916	Humboldt Avenue No.	8	13	7900
12-118-21-23-0347	4912	Humboldt Avenue No.	8	14	8849
12-118-21-23-0226	5015 1/2	Girard Avenue No.	9	1	897
12-118-21-23-0227	5013	Girard Avenue No.	9	2	4703
12-118-21-23-0228	5015	Girard Avenue No.	9	3	1168
12-118-21-23-0229	5017	Girard Avenue No.	9	4	1168
12-118-21-23-0230	5019	Girard Avenue No.	9	5	5589
12-118-21-23-0231	5017 1/2	Girard Avenue No.	9	6	897
12-118-21-23-0232	5013 1/2	Girard Avenue No.	9	7	1416
12-118-21-23-0247	1419	51st Avenue No.	12	1	3032 *
12-118-21-23-0355	1423	51st Avenue No.	Outlot A		4655
12-118-21-23-0249	1415	51st Avenue No.	12	3	2448
12-118-21-23-0250	1413	51st Avenue No.	12	4	2448
12-118-21-23-0251	1411	51st Avenue No.	12	5	2448
12-118-21-23-0252	1409	51st Avenue No.	12	6	3477
12-118-21-23-0253	1407	51st Avenue No.	12	7	3082
12-118-21-23-0254	1405	51st Avenue No.	12	8	2099
12-118-21-23-0255	1403	51st Avenue No.	12	9	2099
12-118-21-23-0256	1401	51st Avenue No.	12	10	3611
12-118-21-23-0304	1416	49th Avenue No.	4	2	2255 *
12-118-21-23-0354	4904	Humboldt Avenue No.	Outlot B		3597
12-118-21-23-0306	1412	49th Avenue No.	4	4	2014
12-118-21-23-0307	1410	49th Avenue No.	4	5	2013
12-118-21-23-0308	1408	49th Avenue No.	4	6	2782

(A) Property ID	(B) Address	(C) Street	(D) Block	(E) Lot	(F) Lot Size (SF)
12-118-21-23-0309	1406	49th Avenue No.	4	7	2421
12-118-21-23-0310	1404	49th Avenue No.	4	8	1656
12-118-21-23-0311	1402	49th Avenue No.	4	9	1655
12-118-21-23-0312	1400	49th Avenue No.	4	10	2975
12-118-21-23-0313	4915 1/2	Girard Avenue No.	5	1	897
12-118-21-23-0314	4913	Girard Avenue No.	5	2	4138
12-118-21-23-0315	4915	Girard Avenue No.	5	3	1036
12-118-21-23-0316	4917	Girard Avenue No.	5	4	1036
12-118-21-23-0317	4919	Girard Avenue No.	5	5	5117
12-118-21-23-0318	4917 1/2	Girard Avenue No.	5	6	897
12-118-21-23-0319	4913 1/2	Girard Avenue No.	5	7	1460
12-118-21-23-0320	4923 1/2	Girard Avenue No.	6	1	897
12-118-21-23-0321	4921	Girard Avenue No.	6	2	4387
12-118-21-23-0322	4923	Girard Avenue No.	6	3	1184
12-118-21-23-0323	4925	Girard Avenue No.	6	4	1184
12-118-21-23-0324	4927	Girard Avenue No.	6	5	5112
12-118-21-23-0325	4925 1/2	Girard Avenue No.	6	6	897
12-118-21-23-0326	4921 1/2	Girard Avenue No.	6	7	1460
12-118-21-23-0327	4931 1/2	Girard Avenue No.	7	1	897
12-118-21-23-0328	4929	Girard Avenue No.	7	2	4389
12-118-21-23-0329	4931	Girard Avenue No.	7	3	1184
12-118-21-23-0330	4933	Girard Avenue No.	7	4	1184
12-118-21-23-0331	4935	Girard Avenue No.	7	5	4999
12-118-21-23-0332	4933 1/2	Girard Avenue No.	7	6	897
12-118-21-23-0333	4929 1/2	Girard Avenue No.	7	7	1460
12-118-21-23-0354	4904	Humboldt Avenue No.	Outlot B		3597

Figure 2. The purchase of Outlot A is required to purchase 1419 51st Avenue No. The purchase of Outlot B is required to purchase 1416 49th Avenue No. The purchase price for Outlot A and Outlot B will be determined based on the developable square feet.

Site Facts & Amenities

The Humboldt Greenway Development is located on the border of the Shingle Creek and Lind-Bohanon neighborhoods and offers extensive green space. It is just north of Victory Memorial Parkway, part of the Minneapolis Grand Rounds parkway system and the linking the area to park district trails from the Mississippi River to Theodore Wirth Park. At 49th Avenue there are connections via bike and pedestrian paths to North Mississippi Regional Park, home to the Carl Kroening Interpretative Center, the only interpretive center in the Minneapolis Park System.

There are four schools within walking distance. Jenny Lind Elementary, located in the Lind-Bohanon neighborhood between Shingle Creek and the Mississippi River, is a prekindergarten through fifth-grade learning center committed to providing a world-class academic program to our diverse community. Olson Middle School, located in the Shingle Creek neighborhood, is a model urban school that creates a school culture that instills in students the intellectual, social and personal habits of mind necessary for college and career success. KIPP North Star Academy is the first KIPP School in Minnesota and is located in the Shingle Creek Neighborhood of North Minneapolis. KIPP was brought to Minnesota thanks to the generosity and interests of their founding investor, The Carlson Family Foundation. KIPP, the “Knowledge Is Power Program,” is a national network of free, open-enrollment, college-preparatory public charter schools with a track record of preparing students in underserved communities for success in college and life. Bright Water Montessori School inspires passion for learning in an intentionally diverse Montessori community with a tuition-based preschool program serving children ages 16 months to age 5 and the Elementary public charter school serving children from kindergarten through grade 6.

Humboldt Greenway is near downtown Minneapolis, approximately 5 miles and less than 15 minutes to the heart of downtown on Interstate 94, and also an 8 minute commute by way of the 49th Avenue



Figure 3. Humboldt Greenway Area (source: Summit Realty, <http://www.humboldtgreenway.com/location.html>).

express bus route. The neighborhoods have easy access to the northern and western suburbs as well as I94, I694 and Highway 100.

The homes built in Humboldt Greenway reflect the design of the homes on Victory Memorial Parkway which features many classic homes built from the late 1920's through 1940. The classic designs include tudor, craftsman bungalow, foursquare and colonials which are reflective of the well maintain housing stock of the surrounding neighborhoods.

Shingle Creek & Lind-Bohanon Neighborhoods

The Shingle Creek and Lind-Bohanon neighborhoods offer city conveniences and suburban comforts—where residents can be close to nature in their own backyards in the heart of the city. Here you can find great housing stock, parks, bike

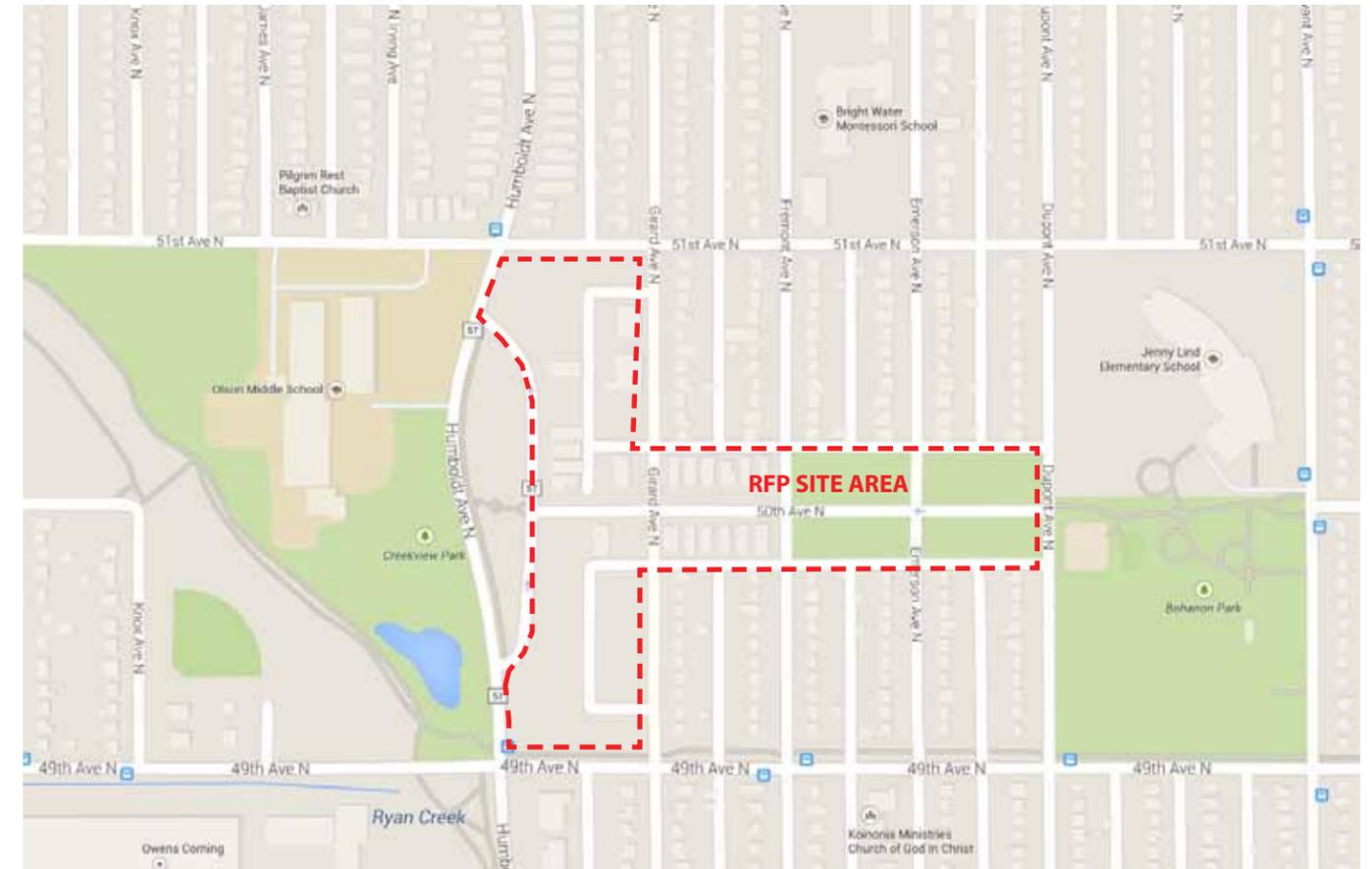


Figure 4. The subject lots included in the RFP are within this area.

trails, a low crime rate, and involved residents. The Frank Quilici athletic field is located at 51st and Penn. The meandering Shingle Creek which runs north-south through the neighborhood brings a plethora of flora and fauna for residents to enjoy—including bald eagles, fox, and deer.

Shingle Creek Park & Creekview Park is located on the banks of Shingle Creek, a 12-mile waterbed that is home to many small mammals and birds. The banks provide a natural environment for walking and biking paths. The bike path continues through Minneapolis and into Brooklyn Park. The total acreage for Shingle Creek Park is 67.07 acres (this includes Creekview Park). The playground features a 30' high slide (the only 3-story play structure in the Minneapolis park system), plus three individual slides, swings, a tot lot and a rock climbing structure. The park has a skateboard park, and athletic field

#4 is a Minnesota Twins field. The Creekview park complex includes an indoor swimming pool, recently refurbished.

History of the Redevelopment

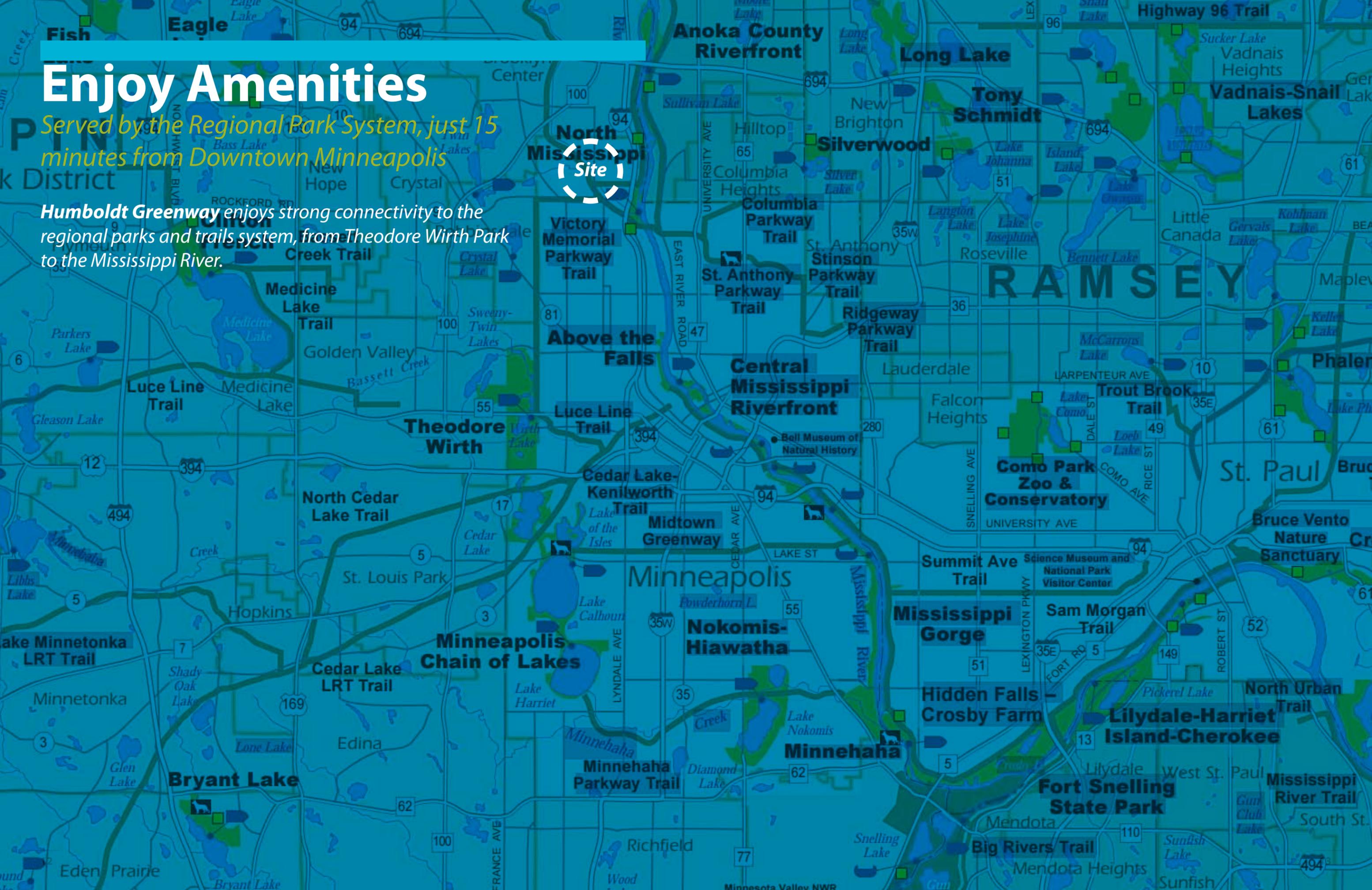
Following an extensive planning and community engagement process in the 1990s, Hennepin County through its Community Works program completed the \$28 million Humboldt Avenue Greenway / Shingle Creek Regional Pond and Wetland project which resulted in a significant greenway amenity, enhancements to Shingle Creek, and several new residential redevelopment sites as described in the Humboldt Greenway Redevelopment Plan in 1999.

In February 1999, the MCDA Board of Commissioners approved the selection of CountryHome Builders/ Humboldt Greenway Development, LLC, as

Enjoy Amenities

Served by the Regional Park System, just 15 minutes from Downtown Minneapolis

Humboldt Greenway enjoys strong connectivity to the regional parks and trails system, from Theodore Wirth Park to the Mississippi River.



developer for the project area. The strengths of this proposal included the architecture and configuration of the three different proposed housing types, the cohesive integration of these housing types into a thoughtful land use plan, the ability of this development plan to assist with the goal of building the residential market in this area, and the inclusion of site amenities that clearly linked this neighborhood to the adjacent schools and amenities. Subsequently, the Humboldt Greenway Planned Unit Development (PUD) included approval of the proposed architecture and the land was platted specifically around the planned footprint of those specific units.

The first phase located along the 4700, 4800, 5100 and 5200 blocks of the realigned Humboldt Ave. N. is comprised of 94 units (58 single family and 36 townhomes) at a total development and privately financed construction cost of approximately \$23 million. This phase is built-out. Prior to 2008, single family homes in the first phase sold for up to \$300,000, and at least four townhomes sold for up to \$255,000.

The second phase is located on the 4900 and 5000 blocks of Humboldt and Girard Avenues North, as well as parcels along 50th Avenue North from Dupont to Humboldt. The 108-unit second phase was planned to be comprised of three different housing unit types: 65 detached, two story single family homes, 24 town homes and 19 row homes. The 2008 base sales prices of single family units in Phase II that were completed ranged from \$239,900 to \$284,900 and base pricing for Phase II townhomes ranged from \$229,900 to \$249,000.

There are 98 vacant lots available for development in this final phase.

Estimated Fair Market Value or Asking Price

The purchase price for each parcel is the appraised market value of one dollar per square foot (\$1.00/s.f.). Buyer will also be responsible for closing costs, including but not limited to state deed tax, recording fees, etc., The established purchase price will not expire until December 31, 2016. If the parcel

is a Hennepin County tax forfeited property, the buyer will receive tax title to the property and will be responsible for clearing title at buyer's expense.

Development Goals

The Humboldt Greenway Development Project's goals are to build high value, quality housing, preserve housing design styles and increase the sense of community and connectedness. The original development goals included a consistent architectural theme for the houses in the spirit of Victory Memorial Parkway. The new development should build on and complement the character of the neighborhood and maintain the traditional fabric and feel of the neighborhood. The development objectives for the area are attached as Exhibit A to this document.

Priority will be given to fully funded market rate housing proposals of the highest value and highest quality design. The housing development may include single family homes and townhomes. A single master developer will not be required. Developers may submit proposals in bundles of three lots and may propose to build three homes, six homes, twelve homes, etc., but sales will only occur pursuant to redevelopment contracts for homes that have full construction funding and are ready to start.

Proposal Deadline

Proposal submission

Proposers must submit copies of their proposals as follows: one unbound copy, eight bound copies and one electronic version in Microsoft compatible or PDF format on diskette or CD. A one page schematic design with the address/es clearly labeled must be provided in an electronic version in Microsoft compatible or PDF format for the purpose of neighborhood and design review. Proposals must be on standard 8 1/2" by 11" paper. All supporting documentation must be on paper no larger than 8 1/2" by 14". Proposals and supporting documentation must be submitted in a sealed envelope labeled "Humboldt Greenway Development." Telefaxed proposals will not be accepted. Proposers may choose to provide additional sets if and when invited

to do so for presentation purposes. Submissions will not be returned.

Proposals shall be delivered to the City on or before:

12:00 p.m. on Friday June 26, 2015

To:

Cherie Shoquist
Minneapolis Community Planning & Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Proposals received after the deadline will not be accepted. It is neither CPED's responsibility nor practice to acknowledge receipt of any proposal. It is the responder's responsibility to assure that a proposal is received in a timely manner.

RFP Inquiries

A Request for Proposals Information Meeting will be held on Wednesday June 10, 2015 from 2:00 p.m. to 4:00 p.m. in Conference Room 3 at the Minneapolis Department of Community Planning & Economic Development, 105 Fifth Avenue South, Suite 200.

Prospective responders may only direct questions in writing to the department contact person:

Cherie Shoquist
Minneapolis Community Planning & Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401
Phone: 612.673.5078
Email: cherie.shoquist@minneapolismn.gov
Fax: 612.673.5036

All questions are due no later than Wednesday June 24, 2015. The department contact person is the only individual who can be contacted about the project by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP.

Proposal Contents

Proposals must include the following:

1. A cover page that includes the following information:
 - a. Developer's name and mailing address
 - b. Contact person's name, title, phone number, fax number and e-mail address
 - c. The addresses for all proposed properties for development and identification of that property as Priority 1, 2 or 3 (as defined in 2(h) below).
 - d. Signature of authorized corporate officer for each entity proposing as a partnership or team.
2. Development Proposal Package with All Required Attachments, including:
 - a. A market study or other information documenting the demand for the proposed development.
 - b. A description of the public benefits that will result from the development, e.g., the number and types of housing units, the creation and/or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, the incorporation of public art and/or cultural elements, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
 - c. A proposed timeframe for the development, including identification of any conditions that must be met before full funding is achieved and the proposal can become a reality. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and start and complete sellout.
 - d. An executed "Consent for Release of Response Data" form (attached as Exhibit C). Proposals that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete which will be grounds for rejection of the entire proposal.

Walk to School & Parks

Elementary & Middle School Just Down the Street

Jenny Lind Elementary School (abutting Bohanon Park) and **Olson Middle School** (abutting Creekview Park) are an easy walk from any lot in the project area.

Olson Middle School

Jenny Lind Elementary School

Creekview Park

Site Area

Bohanon Park



- e. A completed Capital Pro-Forma Form (Exhibit D)
- f. Request for Small Business Participation Goals form (Exhibit E)
- g. Plans, Elevations and Site Plan (s)
- h. Any other information that would help City staff understand and evaluate the development proposal.

Proposals should clearly state the number of lots the developer is interested in acquiring as well as all lots the developer would consider acquiring. There may be competing interest in specific lots and staff will need to know if proposals are specific to the identified lots or if there is flexibility on which lots may be considered. Please identify the priority of each property proposed as follows:

Priority 1: Proposal for this address to begin construction on the property in 2015.

Priority 2: Proposal for this address to begin construction on the property in 2016.

Priority 3: No proposal for this address, but would consider the property as an alternative to identified priority properties.

i. Proposed planning and/or zoning approvals (i.e. alley or street vacations, conditional use permits, variances, etc.)

k. Application Form (Exhibit F)

l. Developer experience, including experience building single family homes in the City of Minneapolis.

selected by the City Council must make a good faith deposit equal to 10% of the fair reuse value of the property at the time of redevelopment contract execution.

Evaluation Criteria

In reviewing potential development concepts, the following criteria are among those that will be considered:

1. Adherence to the neighborhood development objectives and guidelines in this RFP (Exhibit A). Energy efficient green homes will be a priority in the selection process.
2. Complementary design to other housing development in the area.
3. Compliance with the Minneapolis Zoning Code, comprehensive plan, and other relevant planning documents for the area.
4. Consistency of the project with the City's Unified Housing Policy.
5. Public benefits provided, including pedestrian-oriented design elements.
6. The market and financial feasibility of the project.
7. The anticipated ability of the project to secure necessary private funds.
8. The experience and the financial and organizational capacity of the developer in successfully planning and completing development projects of similar type and scale, on time and within budget.
9. The extent to which the project can move forward on a timetable that will coordinate with the other development in the area.
10. The overall quality of the submission.

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the developer for this parcel.

Citizen Participation

The City of Minneapolis has established a citizen participation process for development projects impacting neighborhoods and values advice/input

The contents of the proposal and any clarification to the contents submitted by the successful proposer may become part of the contractual obligation and be incorporated by reference into the redevelopment contract between the selected developer and the City.

Developers responding to this RFP are not required to provide a deposit on the land with their proposals. However, the developer whose proposal is ultimately

from the public obtained through this process. The neighborhood group officially designated to provide input on responses to this RFP are the Lind-Bohanon Neighborhood Association and the Shingle Creek Neighborhood Organization. Under the Minnesota Government Data Practices Act (GDPA), Minnesota Statutes Ch. 13, public disclosure of RFP response data prior to execution of a contract is restricted. In order to meet the City's citizen participation goals, the City requires each proposer to execute and submit a "Consent for Release of Response Data" form as attached to the Development Proposal Information Form. Failure to submit the "Consent for Release of Response Data" will be grounds for rejection of the entire proposal as unresponsive. Notwithstanding the foregoing, if a proposer wishes to claim data submitted in response to this RFP is not public under the GDPA, the proposer may submit such information under separate cover along with a legal opinion outlining the argument as to why said materials are not public for the City to consider before responding to a GDPA request. The City will only hold such information as nonpublic if the City agrees with the proposer's legal opinion.

Review/Selection Process

A committee that includes City and County staff will review proposals received by the due date. Input will also be sought from the affected neighborhood organization(s). Some or all of the proposers may be requested to present their proposals to the review committee, design review committee and/or neighborhood organizations. It is hoped that this review process will be completed within 60 days of the proposal submission deadline.

The design review committee will consist of the following representatives: City of Minneapolis Community Planning and Economic Development Housing, Planning, and Zoning; Hennepin County Community and Economic Development; an appointed North Minneapolis neighborhood resident; and volunteer architects.

The design review committee will provide design feedback on proposals. The design review committee meeting with proposers will be held Thursday July 9, 2015.

The review committee will then make a recommendation as to the developers that best meet the evaluation and design criteria. This recommendation will be considered by the CPED Director and then forwarded to the City Council for action. The review committee reserves the right to reject any and all proposals.

If the City Council selects a development proposal that does not entail any additional public investment, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. Unless further analysis indicates that the selected proposal is infeasible, staff will negotiate the terms of the proposed transaction during this period.

Once redevelopment contract terms have been negotiated and any further analysis completed, staff will return to the City Council for a land sale public hearing and consideration of approval of the land sale and related terms.

The City reserves the right to reject any or all proposals or parts of proposals, to negotiate modifications of proposals submitted, and to negotiate specific work elements with a proposer into a project of lesser or greater magnitude than described in this RFP or the proposer's reply.

Timing

It is the City's desire that a redevelopment contract be executed with the selected proposer within 60 days of selection and that construction of the project would begin within 30 days thereafter. Following is the anticipated timeline:

- Request for Proposals Released
May 12, 2015
- Request for Proposals Information Meeting
June 10, 2015
- Proposal Questions Due:
June 24, 2015
- Submission deadline for proposals:
June 26, 2015 by noon
- City Council Approval:
September 11 or 25, 2015

An information meeting will be scheduled in May. It is anticipated that proposals will consider a

construction start of initial bundles of homes in Fall 2015 and an additional bundle of homes in Spring 2016. All recommended land sales will be included in the land sale request for approval in 2015.

City Contracting Requirements

The selected developer will be required to enter into a redevelopment contract with the City that will contain standard City requirements such as insurance and indemnification and provisions to ensure redevelopment of the Property, e.g., construction and financing plan approval prior to commencement of construction, transfer and encumbrance limitations prior to completion, and reversionary rights. Other requirements vary depending upon the type of development and the source and amount of public investment, if any. The following list is not exhaustive. Proposers unfamiliar with these standard requirements are urged to seek further information from City staff.

1. **Equal opportunity (affirmative action and nondiscrimination).** If the project receives public financial assistance over \$50,000, the selected developer will be required to submit a written affirmative action plan to the City's Department of Civil Rights for the development project. The selected developer will be required to comply and cause its contractors to comply with applicable provisions of Chapters 139 and 141 (Title 7, Civil Rights), Minneapolis Code of Ordinances, and other applicable federal, state and local regulations, statutes and ordinances pertaining to civil rights and nondiscrimination.
2. **Prevailing Wage Policy.** If the project receives public financial assistance and the developer is contracting to complete 8 or more units, then, the selected developer will be required to covenant and agree that it will cause its general contractor to comply with the wage and hour standards issued by the United States Secretary of Labor pursuant to the Davis Bacon Act, 40 U.S.C. Sections 276a to 276a-5, as amended, and the Contract Work Hours and Safety Standards Act, 40 U.S.C. Sections 327-333.

The appropriate date for the wage decision shall be the earliest of (i) the date of formal bid opening for either the general contractor (if the general contractor was competitively procured) or for the subcontractor (if the general contractor was not competitively procured) provided the construction contract is awarded within 90 days; (ii) the start of construction; and (iii) the date of the construction contract where complete construction specifications are included, with such wage decision modified and updated as required by federal labor standards.

3. **Small and Underutilized Business Program.** Development projects that receive public financial assistance over \$100,000 must comply with Chapter 423 of the Minneapolis Code of Ordinances, which requires "good faith efforts" to meet goals for the use of businesses owned by women and minorities in construction and professional services. A list of certified businesses can be obtained by contacting the Small and Underutilized Business Program at 612-673-3076 or at www.mnucp.metc.state.mn.us.
4. **Apprenticeships.** If the City provides assistance to the developer as defined in the City's Registered Apprenticeship Training Program Policy, the developer must covenant and agree to cause its general contractor and any subcontractors with a construction contract over \$50,000 to provide evidence of participation in an apprenticeship training program registered with the state.
5. **Uniform Federal Accessibility Standards.** The development must be in conformance with the Uniform Federal Accessibility Standards as published on April 1, 1988. Developers must describe the accessibility design for people with disabilities of each of the code-required handicapped units, any proposed housing development (e.g., roll in showers), the mix of accessible units in the project and where they are

located, and any appropriate safety features for vision- and hearing-impaired people.

6. **Soil Conditions.** The Site will be sold "as is" and it will be the developer's responsibility to correct and pay for all costs associated with environmental or geotechnical soil problems. Any environmental reports in CPED's possession regarding the property may be reviewed during normal business hours at the CPED offices by making arrangements with the department contact person. Any potential proposer may also reasonably conduct its own environmental testing of the property by contacting the department contact person, entering into a right of entry agreement with the City and providing the requisite insurance coverage.
7. **Affordable Housing Policy.** The City's Affordable Housing Policy applies to any residential development (rental or ownership) with ten units or more, or a project with a residential component of 10 or more units, that receives any public financial assistance. Public financial assistance includes the receipt of City-wide resources through the normal, competitive funding processes established by the City, or the receipt of non-City resources that are either passed through the City or requires the City to be a co-applicant.
8. **Rezoning Responsibility.** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of the proposed development.
9. **Utilities.** It is the selected developer's responsibility to identify the locations of and provide for the installation of electricity, gas, water, sewer service and other utilities servicing the site from the public mains to the individual units.
10. **Construction Standards.** Development must

meet all Minneapolis City codes, and projects will be reviewed for energy efficiency.

11. **Hold Harmless.** The selected developer shall agree to defend, indemnify and hold the City harmless from any and all claims or lawsuits that may arise from the developer's activities under the provisions of the redevelopment contract, that are attributable to the acts or omissions, including breach of specific contractual duties of the developer or the developer's independent contractors, agents, employees or officers.

Exhibit A
Humboldt Greenway
Development Objectives

1. Projects should be mindful of the need to build high value, high quality housing, preserve housing design styles and increase the sense of community and connectedness.
2. Residential single family development is preferred for new development. Ownership is required with an emphasis on market rate housing.
3. The design elements of the Humboldt Greenway include elements found in classic Tudor, craftsman bungalows and foursquare homes. Elements include brick, stone, stucco, siding, fencing, brackets, corbels, and trim.
4. Exterior material will be comprised of variations of brick, stone, stucco, and LP SmartSide or Hardy Plank siding that may also include steel, or aluminum materials, and traditional trim boards. No vinyl siding.
5. Emphasize the use of color and materials to create individuality within the Humboldt Greenway development.
6. Design variation and building articulation is highly encouraged. Provide a variety of elevations, building materials and architectural treatments so that each home is unique. The inclusion of features such as columns, trellises, porches and dormers is encouraged.
7. Amenities are highly desirable. These include, but are not limited to: the addition of millwork and molding; solid surface countertops; quality appliances; hardwood floors; some quality, design-oriented lighting; ceramic tile, etc.
8. Innovative and sustainable design is encouraged including energy efficient homes that incorporate sustainable green building standards. Consider energy efficiency and innovative elements such as geo-thermal heating and/or cooling, green roof design, wind

source power, storm water management with bio retention, tree box filters, permeable pavers and native plant landscaping design. Meeting the design standards incorporated in The Minnesota Overlay to the Enterprise Green Communities Criteria or LEED for Homes is encouraged.

9. Enhance landscaping and explore storm water management and low maintenance landscaping. Mature vegetation at the front of the home is encouraged. Native landscaping and rain gardens are encouraged. Preserve and protect existing trees.
10. New development should incorporate Crime Prevention Through Environmental Design (CPTED) principles, including large front windows, porches and balconies, and exterior lighting.
11. In order to maintain the appearance of the existing homes in the Humboldt Greenway development, the following standards for the exterior of homes in both the single-family community and the townhome community have been developed.

Storm Doors – Storm doors installed must be of high quality full view design.

Windows – Temporary coverings are strictly prohibited.

Colors/Materials – Exteriors are to be comprised of stucco, stone, or brick with siding and trim boards.

Mechanical Equipment – Mechanical equipment when at all possible will be located at the rear or active side yard of the structure.

Roof Materials & Pitch – The roofing material installed shall be dimensional heavy shingle (Owens Corning) “Prominence” or equivalent, with an estimated life of 30 years.

Gutters & Downspouts – Gutter and downspout colors must blend with adjacent surfaces. Drainage must meet minimum building code requirements. Gutters and downspouts may

not adversely affect drainage of adjoining lots or create hazards (e.g., ice build-up on walkways or standing water on walkway).

Flashing, Sheet Metal & Vents – All flashing and sheet metal shall be painted or be ordered pre-colored to match adjacent building surface. Vent stacks, metal chimneys and pipes shall be colored to blend with the adjacent roof surfaces and shall be clustered to minimize rooftop clutter, and, where feasible, shall be located on the roof slope facing away from public areas. ?

Garages – Detached garages are strongly encouraged.

Exterior Stairs – Exterior stairs shall be made of concrete. Wooden steps, including steps to and from the second story, are prohibited.

Fireplaces and Heat Stoves – In no event shall flues be installed beyond 15’ of a single-family home’s front elevation along the passive side of the adjacent home, or less than 8’ from the ground elevation.

12. Reference the following for site and building design guidance and regulations:
-*Minneapolis Zoning Code Chapter 530* – Site Plan Review <http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-132300.pdf>

-*Minneapolis Plan for Sustainable Growth Chapter 10* – Urban Design http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_259208.pdf

EXHIBIT B
Consent for Release of Response Data

_____, 2015

City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
Minneapolis, MN 55401

Re: _____ Request for Proposals
Consent for Release of Response Data

_____, on behalf of _____,
hereby consents to the release of its development proposal in response to the _____
_____ Request for Proposals and 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 information submitted under
separate confidential cover with a legal opinion asserting the confidentiality being claimed,
which may be public data, but shall be treated by the City consistent with Minnesota Statutes
Section 13.591.

Please follow this LINK to the required form or go to:
http://www.minneapolismn.gov/cped/cped_rfp

EXHIBIT C

Pro Forma Form

The Pro forma Template will need to be completed for each address.

*Please follow this LINK to the required form or go to:
http://www.minneapolismn.gov/cped/cped_rfp*

EXHIBITD

Application Form

The Project Information and Offer to Purchase Template will need to be completed for each address.

*Please follow this LINK to the required form for Single Family Home Development
Please follow this LINK to the required form for Town Home Development
or go to http://www.minneapolismn.gov/cped/cped_rfp*