

Community Planning and Economic Development News Release

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City of Minneapolis Receives Three Proposals for 800 South Washington Avenue or the “Guthrie Liner Parcel”

Thursday, May 21, 2015 (Minneapolis, MN) – On Wednesday, May 20, 2015 the City of Minneapolis closed its request for proposal period seeking proposals for 800 South Washington Avenue, commonly referred to as the “Guthrie Liner Parcel.” The 24,419 square foot site is the undeveloped portion of the block on the north side of Washington Avenue between Chicago Avenue and Ninth Avenue and is immediately adjacent to the Riverfront (Guthrie) parking ramp. Three proposals were submitted to the City.

The City’s development goals for the site include maximizing the its development potential and contributing to the vibrancy of the Mill District area with a well-designed development that will bring employees, residents, customers, hotel guests and/or visitors to the area. If housing is included in the proposal, the City would like to see a mixed-income project with at least 20% of the proposed units affordable to households at or below 50% of Area Median Income. Additionally, the City would like to see proposals that, at a minimum, include retail at both corners fronting along Washington Avenue.

Proposals were received from the following:

- M.A. Mortenson Company
- Saturday Properties, LLC
- Sherman Associates Development LLC

All three proposals are anchored by a hotel project, with varying combinations of additional retail, office and restaurant space.

City staff will conduct an internal review of the proposals through June. Following this review, staff will engage in community outreach in collaboration with the Downtown Minneapolis Neighborhood Association (DMNA) and the Mill District Neighborhood Association. Minneapolis City Council is expected to select a developer by August with authorization on the sale of the

property and terms for the redevelopment scheduled for fall 2015. Construction is anticipated to begin in early- to mid-2016.

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