

Questions and Responses regarding the RFP for 205 Park Ave. S.

(questions received during the RFP Q&A period and the pre-proposal informational meeting on 5.3.16)

- **Could a portion of the service lane between the 205 Park site and the adjacent parking ramp be used for deliveries (i.e. loading/unloading) for the new development?** Yes, taking into consideration the need to develop the alley, the slope of the alley, and the existing one-way service alley exiting onto Washington.
- **Would it be ok for the selected developer to beautify the western façade of City-owned parking ramp that is adjacent the 205 Park development site?** Yes – the work would need to be approved by the City and funded by the developer/project.
- **Is the proposed building height in the RFP of 4-8 stories within range of other development in the surrounding area?** Yes, there are a number of buildings within that height range in the Mill District area.
- **How long has the City owned the property and what have been the City's plans and interim use(s) for the site?** The City has owned the 205 Park property since 1992, when it was originally part of the larger Milwaukee Railroad Depot property. 205 Park has been operated as a surface parking lot since the City's purchase until it could be sold for development. There were two earlier proposals for this site (a housing development and then commercial development) that were not able to be completed due to a softened real estate market. All previous redevelopment contracts have been terminated, and the City is now seeking new proposals for development of the site through this current RFP process.
- **Why is the City placing a priority on a residential use at this location that includes a long-term affordability component?** The City has a preference for a residential use in this location and is open to either ownership or rental housing that includes long-term affordability. This development objective aligns with the City's affordable housing policy and goals to increase the availability of affordable housing citywide. If ownership housing is included in the proposal, the City would like to see a long-term affordability component, such as a land trust model. If rental 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% or 60% of Area Median Income.

- **What is the palette for the project being 100% affordable?** Proposals will be evaluated based on the degree to which they meet all of the development objectives stated in the RFP, including affordable housing objectives. If a residential use is proposed, the City has indicated a preference to have at least some portion of the units be affordable, as described in the RFP.
- **Will the City require that the existing dog relief area be incorporated into the new development?** The City would like to see publicly accessible amenities incorporated into any new development occurring on this site. A public (or private) dog relief area is one feature that could be included; however it is not a requirement. Other examples of publicly accessible amenities that would be desirable for the site include generous landscaping, public art, outdoor seating, and bike parking.
- **Is there information available on current environmental conditions of the property?** The site is part of the former Milwaukee Road Depot property and the existing soil contains a variety of contaminants that have been documented in environmental reports. The property will be sold “as-is,” and it will be the developer’s responsibility to correct and pay for all costs associated with any soil and environmental problems. Proposers may review any environmental reports in CPED’s possession during normal business hours at CPED’s offices by making arrangements with the department contact person, Emily Stern, emily.stern@minneapolismn.gov. Any proposer may reasonably conduct its own environmental testing of the property by contacting Emily Stern, entering into a Right of Entry Agreement with the City, and providing the requisite insurance coverage.
- **Is the City obtaining an appraisal of the property to determine fair market value?** The City expects that the land will be sold for at least fair market value and pursuant to a redevelopment agreement that will include a number of development terms. Proposal submittals must include an offer price; price will be one of the factors considered in evaluation. The City is in the process of obtaining a market based appraisal for the property, which staff will use to evaluate and determine a fair purchase price for the property before any sale is proposed to the City Council for approval. The City will not be publicly releasing the appraised value prior to the submission deadline for proposals.