

**DEVELOPMENT GOALS**

**1800 PLYMOUTH AVENUE NORTH**

The City of Minneapolis will allow the new construction of a mixed use and income multi-family ownership residential development on the site that is:

1. compatible with the surrounding architectural features of homes and businesses existing in the immediate area;
2. individuals units will provide maximum front door exposure along the boulevard to take advantage of sightlines to the downtown skyline and provide eyes on the avenue; and
3. for sale/rental units, regardless of affordability levels, shall be built to the same high quality standards throughout the entire development.

The developer will recommend:

- A. **Density/Mix:** Developer should recommend a mix of units, types and styles appropriate for urban neighborhoods. Clear priority should be evident for a mixed income development with a significant market rate component.
- B. **Massing and Composition:** Unit designs shall conform to the architectural features common to the area.
- C. **Building Types:** Allowable unit types may include townhouses, rowhouses, condominiums or apartments or a mixture and a combination of two, three and four bedroom units.
- D. **Garages and Parking:** Garage doors opening onto public streets are not permitted; however, they may be either detached or attached. Off-street parking may be accommodated at grade or underground in attached or detached garages.
- E. **Accessibility and Visitability:** Depending on financial resources provided, the following requirements and regulations may apply. Five (5%) percent of units shall be offered as accessible to mobility-impaired individuals. Adaptable to visual and hearing-impaired individuals should be provided as an alternative option. All unit entry and interior passage doors on the first floor will be a minimum of 2 feet 10 inches wide. Designers should refer to: The Architectural Barriers Act (1968), Section 504 of the Rehabilitation Act (1973), the Fair Housing Act of 1968 (as amended), The Americans with Disabilities Act (1990), ANSI and UFAS, and applicable state and local codes.
- F. **Distinctive high quality urban design** is encouraged.
- G. **Landscaping:** Landscape patterns, fencing, retaining walls, and mobility ramps shall conform to City Code. Developer is required to work with the neighborhood organization, Northside Residents

## EXHIBIT A

Redevelopment Council (NRRC) representatives on any public art plaza and encouraged to solicit local artists' participation.

- H. **Market:** Priority for a mixed income ownership development with a substantial market rate component will be given. If City financial assistance is requested, twenty percent (20%) of the units of each City assisted housing project of ten or more units will be affordable to households earning 50% or less of the Area Median Income (AMI). It is understood that these affordable units may include a mix of homeownership at various income levels, and can be located on the project site or anywhere within the City of Minneapolis. For the purposes of this provision, financial assistance may include tax increment financing, pollution remediation, condemnation, land buydowns, issuance of bonds to finance the project, and direct subsidy. Any specific projects requesting exemptions to this requirement must seek City Council approval on the basis of alternative public purpose.

The developer shall identify and secure financing sources for the affordable units and shall be responsible for submitting applications, when necessary, to secure these financial resources. Potential sources are available from the Minnesota Housing Financing Agency (MHFA), Minneapolis Empowerment Zone, Neighborhood Revitalization Program, and Hennepin County. CPED staff is available to assist in identifying additional potential funding sources.

For the ownership component, the developer shall create a homeowners association in conformance with local laws. The homeowner's association documents shall include projected initial monthly association fees and should also address long term maintenance and management goals for the common and public areas.

Any commercial leaseable development organizing documents shall address architectural controls for future exterior building changes, additions, along with site improvements for fences, satellite dishes, street and driveway parking. Special assessments will be levied against the real estate for infrastructure improvements made by the City.