EXHIBIT A

1501 NICOLLET AVENUE SOUTH -- METER FARM
PROPOSAL REVIEW NOTES & RANKING

PRELIMINARY -- NOT FOR OUTSIDE DISTRIBUTION

	IVIZION	SINGULAR	MILLER HANSON/ HORNIG	CLARE HOUSING
Proposal Characteristics				
Residential	71 units of ownership; 50 mkt, 21 affordable	28 ownership units, 8 @ 50%, 12 @ mkt, 4 @ 80%, 4 @ 95%	42 units of rental 50%-60% MMI	44 units of rental at 50%-60% MMI
Commercial Retail	144 hotel units, 1 restaurant, 1 public art space	2,000 sq ft of commercial space on first level, unspecified use	3,000 sq ft of office retail space, unspecified use	20,000 sq ft of commercial and office on first and second floors, GLBT services, library and coffee shop
Parking	141 spaces, 6 dedicated to local car share program	25 covered parking spaces	46 covered parking spaces and 26 metered	40 covered parking spaces
Threshold Criteria				
Does the proposal contain all the required information/documentation requested in the RFP?				
Developer Name and Address	X	X	X	X
Developer Legal Status w/Supporting Documentation			X	
Federal ID or SS #	X	X	X	X
State ID #	X	X	X	X
Contact Information and Signatures	X	X	X	X
Market Study		X	X	
Description of Public Benefits	X	X	X	X
Development Timeframe	X	X	X	X
Executed Consent for Release of Response Data Form	X	X	X	X
Operating Pro-Forma	X		X	X
SUBP Goals Form	X	X	X	X
Plans	X	X	X	X
Evaluation Criteria				
How well does the proposal comply with the design and development criteria outlined in the RFP				
1. The extent to which the proposal adheres to and/or compliments the neighborhood development objectives and guidelines (15 pts)	15	10	5	10
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan and other relevant planning documents for the area (20 pts.)	5	12	18	15
3. The extent to which the project can move forward on a timetable that is realistic and efficient (10 pts)	0	8	8	5
4. The market and financial feasibility of the project (15 pts)	5	5	10	12
5. The anticipated ability of the project to secure necessary public and private funds (20 pts)	5	5	17	15
6. The public benefits that would be provided by the project, including the proposed land price and the replacement of lost commercial parking space (15 pts)	15	10	5	15
7. Overall quality of the submission (10 pts)	10	5	5	5
8. Consistency with the city's Unified Housing Policy (15 pts)	15	15	15	15
9. 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 (15 pts)	5	5	14	12
10. The extent to which the proposal addresses the interim and permanent parking needs of the area (20 pts)	15	10	14	10
11. The use of creative site expansion options (5 pts)	5	0	0	0
TOTAL POINTS	**95**	**85**	**111**	**114**