

## Q&A for Hollywood Theater RFP 2009 As of June 26, 2009

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1. *Question: How will the City of Minneapolis accommodate or enable parking for the redevelopment?*

Answer: The City of Minneapolis has parking requirements associated with commercial development that vary depending on the specific type of commercial use proposed and other factors. Earlier this year, the City modified the parking requirements for commercial development, in effect lowering the parking requirements in many areas. Respondents should understand the City parking requirements associated with their proposed use and square footage and identify a preliminary strategy for meeting those requirements.

In terms of the general availability of parking to support commercial development, the City's acquisition and inclusion of 2819 Johnson Street in the RFP provides the option for some on-site parking. Respondents are also encouraged to understand the potential availability of street and surface lot parking in the area to meet their parking needs.

For 2819 Johnson, if respondents propose parking for that site, they should be aware of the design and maintenance requirements for commercial parking outlined in Chapter 530 of the Minneapolis Zoning Code. These provisions relate to landscaping and screening standards, as well as general parking lot standards (e.g. maneuvering, parking space dimensions, etc.)

City staff will work with the designated development team to understand the parking requirements for their project and explore options for parking availability.

2. *Question: The City of Minneapolis currently has a moratorium on new or expanding event spaces. How does this affect potential uses of the Hollywood Theater building?*

Answer: Starting on September 26, 2008, the City of Minneapolis placed a one-year moratorium on the "establishment, reestablishment, intensification or expansion of reception, banquet, rental and/or meeting halls outside of the B4, B4S and B4C zoning districts" (see zoning text except below, Chapter 586). The Hollywood Theater building is not in a B4, B4S or B4C zoning district and thus is subject to this moratorium.

For the purposes of the Hollywood Theater RFP, City staff will not automatically reject proposals that may be subject to the moratorium. City staff will consider proposals that involve a reception, banquet, rental and/or meeting halls use. City staff will evaluate such proposals using all of the selection criteria described in the RFP, as City staff will for any other proposal.

If City staff recommends a proposal for selection that involves a use subject to the moratorium, it will be the responsibility of the designated development team to secure applicable City approvals for the project. In dealing with the moratorium, for example, the designated developer could wait for the moratorium to expire or pursue some other course of action. City staff expects the project closing to occur after the moratorium ends.

### CHAPTER 586. PROVIDING FOR A MORATORIUM ON THE ESTABLISHMENT, RE-ESTABLISHMENT, INTENSIFICATION OR EXPANSION OF RECEPTION, BANQUET, RENTAL AND/OR MEETING HALLS OUTSIDE OF THE B4, B4S AND B4C ZONING DISTRICTS

586.10. Authority. Pursuant to Minnesota Statutes Section 462.355, Subd. 4, the city is authorized to establish interim ordinances to regulate, restrict or prohibit any use or development in all or a part of the city while the city or its planning department is conducting studies, or has

authorized a study to be conducted, or has scheduled a hearing to consider adoption or amendment of the comprehensive plan or official zoning controls. In furtherance of this statutory authority, the city has enacted Chapter 529 of the zoning code which governs the establishment of interim ordinances. The city declares that this interim ordinance is established pursuant to the aforementioned statute and city ordinance. (2008-Or-083, § 1, 11-7-08)

586.20. Findings and purpose. The city council is concerned about the possible impacts of reception, banquet, rental, and/or meeting halls outside of the downtown, including, but not limited to noise, traffic, parking, public safety and hours of operation. The city council is concerned that that these impacts may have a negative impact on neighborhood livability. The city council is concerned about possible lack of alignment between zoning and licensing standards, regulations and definitions for these uses. The city council is interested in protecting the livability of the study area by examining issues such as parking and hours of operation and whether the existing zoning and licensing regulations are consistent with one another and with the policies of the comprehensive plan. As a result of the important land use, licensing and zoning issues cited above, the city, through its planning division in cooperation with regulatory services, will conduct studies to consider possible amendments to the official zoning and licensing controls. The city council finds that the interim ordinance should be adopted to protect the planning process and the public health, safety, aesthetics, economic viability, and general welfare of the city. (2008-Or-083, § 1, 11-7-08)

586.30. Zoning study. All parcels within the City of Minneapolis outside of the B4, B4S and B4C zoning districts are hereby declared to be an interim zoning study area with respect to the establishment, re-establishment, intensification or expansion of reception, banquet, rental and/or meeting halls. The Planning Division of the Community Planning and Economic Development Department (CPED) is hereby directed to authorize and oversee the development of a study, in cooperation with the Regulatory Services Department, to inform the future development of the area and to propose such amendments to the city's comprehensive plan, official zoning controls, and other regulatory devices that the planning division deems advisable. (2008-Or-083, § 1, 11-7-08)

586.40. Restrictions. For a period of one (1) year from the date of introduction of this ordinance on September 26, 2008, no zoning approval, building permits, construction permits, licenses, or administrative waivers for building construction that allow for the establishment, reestablishment, intensification or expansion of reception, banquet, rental and/or meeting halls outside of the B4, B4S and B4C zoning districts by the zoning code shall be allowed or granted by any city department in the study area. These restrictions shall not apply to the issuance of permits for any of the following:

- (1) Development that has received approval of all required land use applications by the city council, city planning commission, and/or board of adjustment prior to the effective date of this interim ordinance;
- (2) Development for which complete applications have been received by the planning division of the community planning and economic development department prior to the effective date of this interim ordinance. (2008-Or-083, § 1, 11-7-08)

586.50. Hardship. In cases of hardship, any person having a legal or equitable interest in land and aggrieved by the requirements of this interim ordinance may apply to the city council for a waiver of all or a portion of the applicable restrictions as provided in Chapter 529 of the zoning code. A waiver may be granted where the city council finds substantial hardship caused by the restrictions and finds that the waiver will not unduly affect the integrity of the planning process or the purposes for which the interim ordinance is enacted. (2008-Or-083, § 1, 11-7-08)

**More Q&A for Hollywood Theater RFP 2009**  
As of July 10, 2009

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3. *Question: Are any of the original plans or drawings of the theater available?*

Answer: The [Northwest Architectural Archives](#) at the University of Minnesota does have some of the original drawings from Liebenberg & Kaplan. City staff found a footing and foundation plan at the library. Respondents are responsible for verifying the accuracy of any original drawings.

4. *Question: What is the insulation of the roof and walls?*

Answer: When the roof was replaced in 2003, 3.2" of Isocyanurate and 0.5" of Fiber Board were installed to meet insulation requirements according to the building code at that time. The walls have not been re-insulated.

5. *Question: Does the fountain in the lobby work?*

Answer: The fountain in the lobby does not currently work. Water service to the theater building has been turned off since at least 1993. City staff believes that the predominately steel pipe plumbing is not salvageable and needs to be replaced.

6. *Question: Is a copy of the sign-in sheet for the information session available?*

Answer: The list of sign-ins for the June 30, 2009 information session is available upon request.

7. *Question: Does the auditorium ceiling need to be refinished?*

Answer: The Framework for Character Defining Features adopted by the Minneapolis Heritage Preservation Commission does not offer specific guidance to refinish the ceiling. Finished or unfinished treatments of the ceiling will be considered.

## More Q&A for Hollywood Theater RFP 2009

As of July 28, 2009

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8. *Question: The RFP states that a 10% deposit must be paid upon selection and it will be held until the project completion. What is the consequence of this hypothetical situation: Developer is selected by City Council and is unable to provide the down payment?*

Answer: As stated in the RFP, the development team whose proposal is ultimately selected by the City Council must make the required deposit –10% of purchase price – at the time of selection. It is unlikely that city staff will recommend a respondent to the City Council who is unable to provide the 10% deposit.

9. *Question: What happens if there is no suitable response to the RFP?*

Answer: As stated in the RFP, the City reserves the right to reject any or all proposals or parts of proposals. If there is no suitable response to the RFP, the City retains ownership of the site.

10. *Question: When does submitted proposal information become public?*

Answer: As stated in the Consent for Release of Response Data that accompanies the RFP, upon receipt, the City may make development proposals public except any financial statements submitted under separate cover. Upon completion of the evaluation process, all submitted information is public information and the City must respond to any requests for that information (except that the following data, if submitted under separate cover and identified as financial data may remain nonpublic: business plans, income and expense projections not related to the financial assistance provided, customer lists, income tax returns and design, and market and feasibility studies not paid for with public funds).