**Community Planning & Economic Development**
Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401

Minneapolis
*City of Lakes*

# Request for Proposals

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| **Project:** | Development of Ownership Housing Units |
| **Site:** | 620-624 20th Avenue South<br>Minneapolis, MN 55454-1327 |
| **Deadline:** | Thursday, February 10, 2011 at 4:00 p.m. (CDT) |
| **Submit to:** | 105 5th Avenue South—Suite 200<br>Minneapolis, MN 55401<br>Attention: Earl Pettiford<br>Tel: 612.673.5231<br>Email: earl.pettiford@ci.minneapolis.mn.us |

**Please check this website regularly for announcements and updates pertaining to this and other RFPs!**

**Request for Proposals Summary**
The Department of Community Planning and Economic Development of the City of Minneapolis is soliciting ownership housing development proposals for the redevelopment of the city-owned properties located at 620-624 20th Avenue South. For further information regarding submission requirements, call Earl Pettiford at 612.673.5231. **Proposals are due at 4:00 p.m., CDT, Thursday, February 10, 2011.**

**Question & Answer Session**
In an effort to address all questions and concerns about the RFP, a question and answer session will be held on **Monday, January 10, 2011 at 10:30 a.m., CDT at 105 5th Avenue South—Suite 400**.

**Project Description**
The land area is within a Planned Unit Development (PUD). The approved plan calls for the development of two units on the two sites. Each site is 55' X 66' = 3,630 square feet and is valued at $4,600 per parcel. Parcels are flanked by an outlot which serves the development and may be used for off-site parking and open space to serve the Randy Stoecker Development (see outlot cc, 1920 8th Street, on the site drawing referenced in the **Application Materials**.

The neighborhood has requested that no more than a four-unit (3+ bedrooms) housing development be constructed on the sites which would require amending the PUD. The subject of four units on these sites has been broached with the City Planning staff and they have indicated that they are open to considering increased density on these sites subject to the merits of the proposer's plan. It will be the proposer's responsibility, if they propose greater than two units, to seek and obtain approvals to amend the existing PUD.

**Financing**
The Cedar Riverside Neighborhood organization may have funds to assist with the construction financing of the proposed development. All interested proposers are encouraged to contact the neighborhood organization to discuss financing criteria for their funds. To discuss financing criteria for securing their funds, please contact:
Elena Gaarder: 612.876.9357

**Minimum Requirements**
Proposals will be considered complete, if they have the following:

- A complete offer to purchase
- A minimum of conditional commitments for all projects financing to develop the sites
- A conceptual drawing of the proposed development that adequately display the development (drawings must include site plans, elevations of the buildings exterior, and the interior floor plans)
- Parking strategy
- Describe experience in developing similar projects (include photos and addresses)
- Estimated Sales Price of Completed units
- Describe marketing strategy

Guidelines:

- Homeownership
- Affordability
- Demonstrate capacity to carry out the project
- Feasibility/Readiness
- Overall community plans

**Selection Criteria/Process**
Ranking:

- Compatibility with adjacent buildings (20 points)
- Quality of marketing plan (15 points)
- Quality of design (25 points)
- Green space (10 points)
- Energy efficiency (15 points)
- Number of units (15 points)

**RFP Timeline**
Subsequent to the submission of all proposals by the due date, all complete proposals will be forwarded to the neighborhood for their review and recommendation (45 days). Their process will involve meeting with the proposers and reviewing their plans with a goal of making a recommendation to the City of Minneapolis. Staff will author a report to the Minneapolis City Council recommending a proposer. This is based on the neighborhoods recommendation and staff's evaluation (30 days). Once the Council acts on the recommendation, staff will commence closing on the sale of the properties to the developer.

**RFP Application Materials**

- Offer to Purchase – City of Minneapolis form for submitting an offer for purchase and development.
- Procedure to acquire lots from the City of Minneapolis
- Administrative Site Plan Review Application
- Site drawing – Identifies the parcels and the outlot for possible off-site parking
- Randy Stoecker PUD document