

# LINER PARCEL DEVELOPMENT OPPORTUNITY



## INTRODUCTION

On behalf of the City of Minneapolis, the Department of Community Planning and Economic Development (CPED) is seeking development proposals for a vacant parcel of land (the 'liner parcel') that the City owns across from the Guthrie Theater. This parcel benefits from significant public and private investments being made in the immediate vicinity (e.g., the Mill City Museum, Mill Ruins Park, Open Book, Guthrie Theater complex and various housing/commercial projects). The parcel is also centrally located near the downtown core, two blocks from an LRT station, and lines the Riverfront Municipal Parking Ramp.

**PROPOSAL DEADLINE: April 23, 2010 at 4:00 PM**



Liner parcel location

## BACKGROUND INFORMATION

- **Location of Parcel**

Parcel E is the block between Washington Avenue South, Second Street South, Chicago Avenue, and Ninth Avenue. Prior to the construction of the Riverfront Ramp, the parcel was used as surface parking. Chicago Avenue is being planned as a major pedestrian connection from the Downtown East LRT station to the riverfront. The Chicago Avenue right-of-way between Washington and Second is 10 feet wider than the normal 80 foot right-of-way. This will allow for a wider sidewalk area along the liner parcel on the east side of Chicago Avenue to accommodate additional streetscape elements and/or other amenities such as sidewalk cafes. More detail on the Chicago Avenue frontage can be found below.

- **Downtown Planning Considerations**

The liner parcel is zoned C3A (Community Activity Center District). This zoning is intended to provide for the development of major urban activity and entertainment centers with neighborhood scale retail sales and services. In addition to entertainment and commercial uses, the zoning allows for residential uses, institutional and public uses, parking facilities, limited production/processing and public services and utilities. The liner parcel is also located within the Downtown Height Overlay District (DH) and Downtown Parking Overlay District (DP).

The governing policy direction comes from the Comprehensive Plan, *The Minneapolis Plan for Sustainable Growth* as well as the *Historic Mills District Master Plan and Update*. The plans designate the Central Riverfront as an Activity Center and a neighborhood that complements the uses in the office core. The primary use envisioned in the riverfront area in which the liner parcel is located is a new

residential neighborhood. Other retail, office, cultural and recreational uses are encouraged as long as they are compatible with residential. Approved plans can be viewed on the City website at: <http://www.ci.minneapolis.mn.us/cped/planning-zoning.asp>.

As with all proposed development in the city, final plans are subject to compliance with adopted City policies and ordinances.

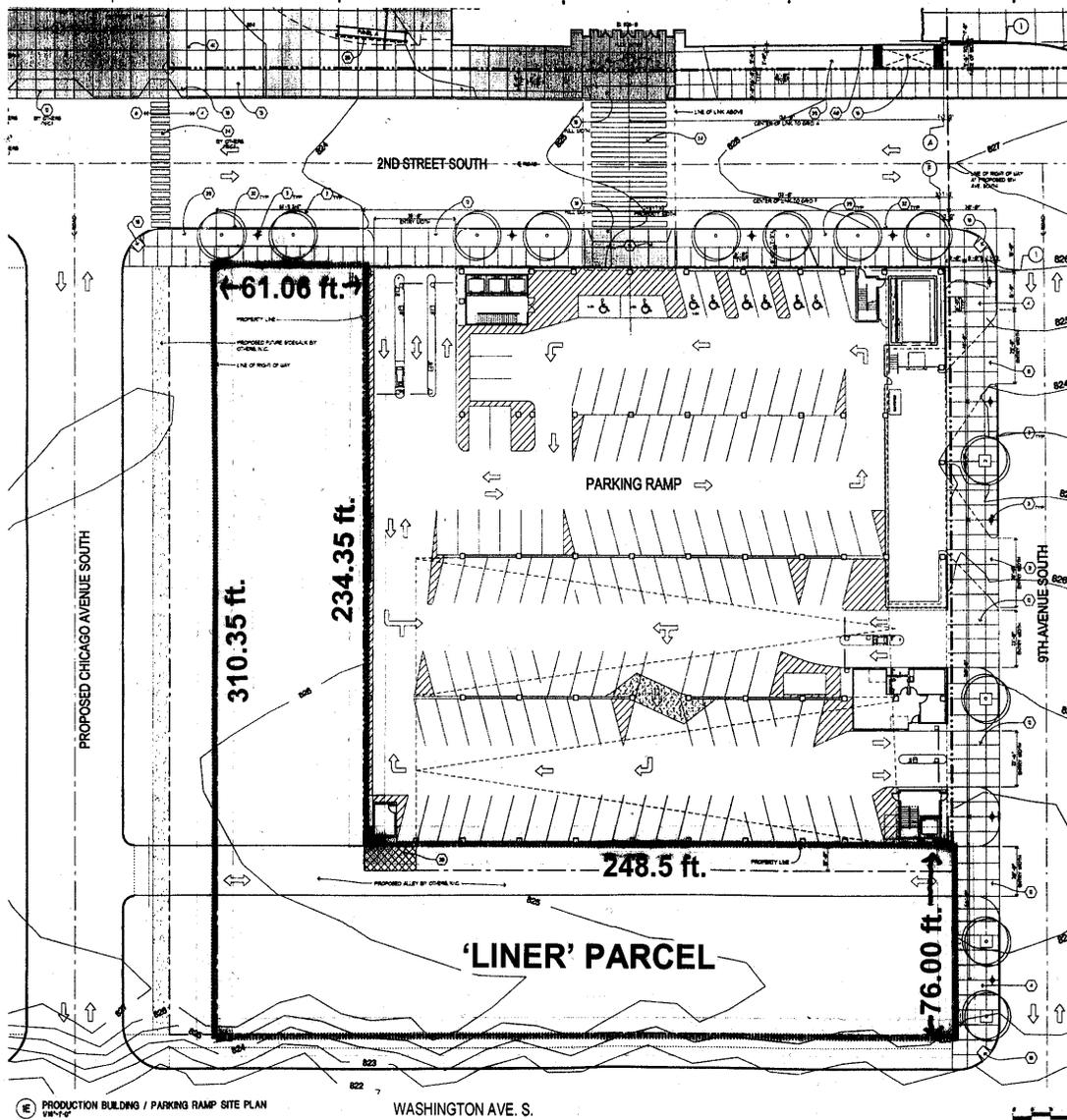
The liner parcel is located across Second Street from, but is not within, either the St. Anthony Falls Historic District or the Mississippi River Critical Area.



*Chicago Avenue frontage, facing the Guthrie and the river*

- **Liner parcel parking plan**

A 997-car shared-use public parking facility occupies the majority of the block, and provides parking for Guthrie employees and patrons as well as other users in the area. As shown on the enclosed plan, the ramp has vehicular entrances/exits on both South Second Street and Ninth Avenue, with the primary pedestrian elevator core on the Second Street side of the facility and a secondary elevator on the Ninth Avenue side, near Washington. About 400 of the parking spaces are below-grade and the remainder are above-grade. More detailed information about the ramp can be found at: <http://www.ci.minneapolis.mn.us/parkingrfp/riverfront.asp>



\*\*See the survey for precise site dimensions (Exhibit B)

- **Concept of liner development, parcel description, possible uses, scale**  
Development of this site must include both the Chicago and Washington frontages although it maybe constructed in phases. The development of the liner parcel will screen the parking ramp, with buildings on both the Chicago and Washington frontages. Buildings should screen all or most of the ramp on both frontages, and be 4-5 stories in height.



*Washington Avenue frontage*

The liner parcel is about 41,000 square feet in size. The parcel is generally flat, but is somewhat sloped along the Washington Ave frontage.

Ground-floor active uses are a high priority along both Washington and Chicago Avenues. Possible ground-floor uses include commercial, arts and cultural space, and residential units, with priority for retail especially at the corner of Chicago and Washington, but also at the corners of Chicago and Second and Ninth and Washington. The corner of Chicago and Washington is the highest priority location for retail uses in the entire Mill District.

The *Update to the Historic Mills District Plan* recommends building designs that allow for future conversion of street-level space to retail uses as a consideration. This would allow potential future conversions between commercial and residential uses over the upcoming decades to ensure that street-level spaces remain occupied and active as the market changes over time.

Residential uses are preferred above street-level, but arts and cultural space and additional commercial space also will be considered. Residential uses may be rental and/or ownership and may be directed to the general market or targeted to a specific segment such as seniors or artists. The goal is to achieve a redeveloped block that is pedestrian-friendly and supports additional development in the adjacent area.

**Building setbacks.** In addition to the additional 10 feet of right-of-way of Chicago Avenue, the building along this frontage will need to be set back 10 feet from the property line. The purpose of this setback (along with the wider right-of-way) is to provide space for a pedestrian plaza that connects Chicago Avenue from the Downtown East LRT station, all the way to the riverfront. The 10-foot setback area is intended to provide space for outdoor seating, furniture, etc without requiring encroachment into the public right-of-way itself. The Chicago Ave Streetscape Plan (Exhibit C) illustrates this point in more detail.

Along Washington Avenue, a small setback may be necessary to accommodate landscaping and lighting (Exhibit D).

**Streetscape.** Streetscaping is required on both Chicago and Washington Avenues, and must be installed and paid for by the developer. Along Chicago Avenue, streetscaping must consist of scored sidewalks, acorn lights, and tree plantings. See the Chicago Ave Streetscape Plan (Exhibit C) for details. Trees and acorn lighting will also be required along Washington Avenue (Exhibit D).



*Chicago Avenue frontage, facing the Metrodome*

- **Parking and service for the liner parcel**

In recognition that there will be limited area under the liner development to provide parking to support residential development, the public parking facility was designed to also provide access to and from private parking built by the selected developer under the liner development. The two “scissor ramps” within the public parking provide access to the two below-grade parking levels within the public parking facility. Each of these below-grade levels include a wall panel “cutout” along the Chicago Avenue perimeter wall adjacent to the liner parcel that may be removed by the liner developer to provide access to one or two levels of parking the liner developer would build below the liner development. This will allow private parking under the liner to meet the needs of residents with access cards, without the liner developer needing to provide vertical access. Necessary easements and operating

agreements will be negotiated with the selected developer as part of the overall development package. Structured parking on-site is prohibited for commercial or retail development.

The City will work with the selected liner developer to explore options to accommodate parking for visitors, customers, and/or residents of the liner development in the public facility.

Previous plans for the site included a service alley between the ramp and the Washington liner building; additional work is needed to describe how the Chicago liner building would be serviced. The City is open to creative suggestions as to how parking and service for the liner development can be accommodated, especially solutions that will minimize the number of curb cuts that disrupt pedestrian flow. If the selected development plan does not include a service alley parallel to Washington adjacent to the parking facility, a 10-foot wide area in which above-grade construction will not be allowed will be reserved in order to assure adequate parking ventilation. A portion of this 10-foot area is also needed for snow removal from the parking facility. The liner development may, however, physically abut the Chicago Avenue side of the parking facility and the below-grade portion of the Washington Avenue side.

- **Environmental**

The site was purchased by the City from the Hennepin County Regional Rail Authority (HCCRA), and was partially cleaned as part of the ramp construction. The City is in discussions with County staff regarding the remaining work to be done. (Environmental documentation on the liner parcel and the ramp can be found at: <http://www.ci.minneapolis.mn.us/parkingrfp/riverfront.asp>).

The property will be sold “as-is” and it will be the developer’s responsibility to correct and pay for all costs associated with soil problems. Any environmental reports in CPED’s possession regarding the property may be reviewed during normal business hours at the CPED offices by making arrangements with the department contact person. Any potential proposer may also reasonably conduct its own environmental testing of the property by contacting the department contact person, entering into a Right of Entry Agreement with the City and providing the requisite insurance coverage.

- **Land sale and other terms**

A fair market value reuse price for the liner parcel (for the selected type of development and after the parcel has been improved by the new streets, parking and adjacent development) has not yet been established, but an appraisal to establish such a price will be completed in the future. Submittals must include a price; price will be one of the factors considered in evaluation. The City will not sell the parcel for less than the fair re-use value. In accordance with the City’s disposition policy, the City Assessor will be asked for input as to the fair market value of the parcel before any sale is proposed to the City Council for approval.

**Given the current budget climate, the City of Minneapolis does not have any available development financial incentives or subsidies for the liner development project. However, the City will support and assist the selected developer with any application for federal, state, county and regional funding for which the proposed development might qualify, subject to specific program guidelines.**

## **IF YOU ARE INTERESTED...**

- **Informational Meeting**

An informational meeting will be held:

**March 16, 2010 1:30 – 2:30 pm**

at:

**City of Minneapolis – CPED Offices  
Crown Roller Mill Conference Room #3  
105 Fifth Avenue South  
Minneapolis**

- **Whom to contact**

Questions regarding the RFP should be directed to the following City staff representative:

**Carrie Flack**, CPED Business Development, **(612) 673-5010** or  
**carrie.flack@ci.minneapolis.mn.us**

City staff may provide periodic updates and addenda to this project, and this information will be posted on the City website. Potential respondents are encouraged to periodically check the City website for any new information concerning this process and for answers to questions posed by other respondents during the proposal preparation process.

- **Proposal submission**

Proposers must submit copies of their proposals as follows: one unbound copy, ten bound copies and one electronic version in Microsoft compatible or PDF format on CD. Proposals must be on standard 8 ½" by 11" paper. All supporting documentation must be on paper no larger than 11' by 17". Proposals and supporting documentation must be submitted in a sealed envelope labeled "Liner Parcel Development." Faxed proposals will not be accepted. Proposers may

choose to provide additional sets if and when invited to do so for presentation purposes. Submissions will not be returned.

Proposals shall be delivered to the City on or before:

**April 23, 2010 at 4:00 PM**

To:

**Contract Services Department of CPED  
105 Fifth Avenue South, Suite 200  
Minneapolis, MN 55401**

Proposals received after the deadline will not be accepted.

- **Proposal Contents**

The information being requested through this RFP is necessary for the City of Minneapolis to adequately evaluate your proposal. Failure to supply the requested information may result in rejection of your proposal. The City is not responsible for the costs incurred by proposers or their subcontractors incurred in connection with this RFP process, including, but not limited to costs associated with preparing a proposal or associated with participating in any presentations or negotiations related to this RFP.

Proposals must include the following:

1. A **cover page** that includes the following information:
  - a. Developer's name and mailing address
  - b. Developer's current legal status: corporation, partnership, sole proprietor, etc.
  - c. Federal ID number or Social Security number
  - d. State ID number
  - e. Contact person's name, title, phone number, fax number and e-mail address
  - f. Signature of authorized corporate officer for each entity proposing as a partnership or team
2. A **description (narrative, schematic plans and elevations) of the proposed development** (e.g., size of building and square footage of specific components, nature of improvements, number of parking spaces, anticipated materials and design style, circulation patterns, loading/service provisions) to be built on the site. As noted above, the proposal should indicate how the 10 feet of setback along the Chicago Avenue frontage might best be deployed to complement the proposal. If the development is proposed to be phased, the narrative should clearly define the components and timing of each phase and indicate the nature of the conditions upon which construction of subsequent phases would be based. If residential development is proposed, the proposal should include information about the bedroom compositions, rents and/or sales prices and

amenities/services included. If commercial development is proposed, information should be included about the anticipated type of tenants expected.

3. An **identification of the entities** that will be involved, a description of the roles they will play (e.g., developer, building owner, tenant, professional consultant) and a summary of the team's past experience in working together. A description of the entities' experience in developing similar projects must be included, including location, type of development, proposer's role(s), cost of project, funding sources, status of project, and information about any continued financial or operating interest in each. Identify the principal person who will speak for the development team and any other key participants who will be involved in negotiating the project terms. Specify whether the development entity is or intends to form a corporation, a general or limited partnership, a joint venture or other type of business association to carry out the proposed development. The developer must also provide two years of financial statements, which may be submitted confidentially under separate cover. Design consultants on the team must be licensed in the State of Minnesota and contractors must be licensed to work in the city of Minneapolis; the submission must include a certification that identified team members meet these requirements.
4. A preliminary **capital pro forma** showing the sources and uses of funds (debt, equity and other) to acquire the parcel and construct the development (including any tenant improvements). Information as to the status of securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged. If the project includes multiple uses, the capital pro forma should be broken down for the component uses.
5. For rental projects, a before and after-tax flow preliminary **operating pro forma** of at least 20 years for the building operation, including the assumptions underlying the income and expense projections. Also show the Cash-on-Cash Return and Internal Rate of Return. If the project includes multiple uses, the operating pro forma should be broken down for the component uses. Detailed proformas in a format acceptable to the City will be required during the negotiation of a redevelopment agreement.
6. A **market study** or other information documenting the demand for the proposed space.
7. A **description of the public benefits** that will result from the development, e.g., the number and types of housing units, the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
8. A **proposed timeframe** for the development, including identification of any conditions that must be met before the proposal can become a reality. The

schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and start and complete lease-up and/or sellout.

9. An executed “**Consent for Release of Response Data**” form (see Exhibits). Proposals that do not include an executed “Consent for Release of Response Data” form shall be considered incomplete which will be grounds for rejection of the entire proposal.
10. Any **other information** that would help City staff understand and evaluate the concept.

The contents of the proposal and any clarification to the contents submitted by the successful proposer may become part of the contractual obligation and be incorporated by reference into the redevelopment contract between the selected developer and the City.

Developers responding to this RFP are not required to provide a Good Faith Deposit on the land with their proposals. However, the developer whose proposal is ultimately selected by the City Council must pay the required fee and deposit at the time of selection.

- **Citizen Participation**

The City of Minneapolis has established a citizen participation process for development projects impacting neighborhoods and values advice/input from the public obtained through this process. The neighborhood group officially designated to provide input on responses to this RFP is Downtown Minneapolis Neighborhood Association. Under the Minnesota Government Data Practices Act, Minnesota Statutes Ch. 13, public disclosure of RFP response data prior to execution of a contract is restricted. In order to meet the City’s citizen participation goals, the City requires each proposer to execute and submit a “Consent for Release of Response Data” form as attached to this RFP. Failure to submit the “Consent for Release of Response Data” will be grounds for rejection of the entire proposal as unresponsive. Notwithstanding the foregoing, if proposers are being asked to provide financial statements as part of the RFP response, proposers may submit such financial statements confidentially under separate cover pursuant to the Minnesota Government Data Practices Act.

- **Review/evaluation criteria**

In reviewing potential development concepts, the following criteria are among those that will be considered:

- 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.
- Significant preference will be accorded to proposals that utilize the entire site (e.g. both the Chicago Ave and Washington Ave frontages)

- The extent to which the proposed development meets the goals of the *Update to the Historic Mills District Plan* and is in conformance with the Minneapolis Zoning Code and *The Minneapolis Plan for Sustainable Growth*.
- The existence of committed building tenant(s), if a commercial or office proposal
- The ability of the proposal to utilize the Riverfront Ramp, if a commercial or office proposal
- The market and financial feasibility of the project, and its ability to secure necessary private funds.
- Tax-exempt uses are discouraged from submitting proposals
- Overall quality of the submission

**Proposals should include a proposed purchase price for the site, which will be evaluated according to the fair re-use value of the proposed use.**

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the developer for this parcel.

- **Review/selection process**

A committee that will include City representatives will review proposals received by the due date. Input may also be sought from the Downtown Minneapolis Neighborhood Association. Some or all of the proposers may be requested to present their proposals to the review committee and/or neighborhood organizations.

The review committee will make a recommendation as to the proposal that best meets the evaluation criteria. This recommendation will be considered by the CPED Director, and then forwarded to the City Council for action.

As noted previously, the current budget climate limits the City's ability to offer any financial assistance for the liner development and a proposal that does not request such an investment is preferred. If the City Council selects a development proposal that does not entail any additional public investment, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. If the selected proposal requests additional public investment, staff will determine what types of further analysis, underwriting and/or other processes are required. Unless further analysis indicates that the selected proposal is infeasible, staff will negotiate the terms of the proposed transaction during this period.

Once redevelopment contract terms have been negotiated and any further analysis completed, staff will return to the City Council for a land sale public hearing and consideration of approval of the land sale and related terms.

**The City reserves the right to reject any or all proposals or parts of proposals, to negotiate modifications of proposals submitted, and to negotiate specific work elements with a proposer into a project of lesser or greater magnitude than described in this RFP or the proposer's reply.**

## SCHEDULE

Following is the anticipated timeline:

Pre-proposal meeting	March 16, 2010
Submission deadline for proposals:	April 23, 2010
Review/evaluation of proposals:	May 2010
Recommendation to City Council Community Development Committee on the selected developer:	June 2010
Final action by City Council:	June 2010

### • **City Contracting Requirements**

The selected developer will be required to enter into a redevelopment contract with the City and comply with any applicable City requirements. These requirements vary depending upon the type of development and the source and amount of public investment, if any, and may include, without limitation, the payment of prevailing wages for construction, the preparation of affirmative action plans, competitive bidding, compliance with the Small and Underutilized Business Enterprise program or equivalent federal program, and Business Subsidy Act/Living Wage Policy, and reporting requirements for those programs. Some of the standard requirements are further discussed below, but the following list is not exhaustive. Proposers unfamiliar with these standard requirements are urged to seek further information.

**1. Equal opportunity (nondiscrimination and affirmative action)** The selected developer and contractor will be required to submit a written affirmative action plan for the development project and to comply and cause its contractors to comply with applicable provisions of Chapters 139 and 141 (Title 7, Civil Rights), Minneapolis Code of Ordinances, nondiscrimination provisions contained in Chapter 181, Minnesota Statutes, the Americans with Disabilities Act of 1990 (as amended), Section 109 of the Housing and Community Development Act of 1974 (as amended), the Age Discrimination Act of 1975 (as amended) and Executive Order 11246, as amended by Executive Order 12086. The selected developer will be required to agree not to discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, affectional preference, disability or other handicap, age (40 – 70), marital status, or status with regard to public assistance. The selected developer also will be required to take affirmative action to ensure that all employment practices are free of such discrimination. These employment practices include, but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The developer will post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause. The selected developer also will be required to, in all solicitations or advertisements for employees placed by or on behalf of the developer, state that it is an equal opportunity or affirmative action employer. CPED will require compliance in demolition, construction and marketing of development projects.

**2. The Job Linkage Program** links economic development with employment. The purpose of the program is to insure increased employment opportunities for Minneapolis residents. All commercial/industrial development projects whose primary purpose is job creation or retention, that receive non-City public development assistance, are required by contract to identify positions that are reserved for Minneapolis residents.

**3. The City of Minneapolis Living Wage Policy** established certain wage and hiring requirements applicable to the owner and tenants of development projects where the primary objective of the project is job creation or retention.

**4. In accordance with the City's Prevailing Wage Policy**, the selected developer covenants and agrees that it will cause its general contractor to comply with the wage and hour standards issued by the United States Secretary of Labor pursuant to the Davis Bacon Act, 40 U.S.C. Sections 276a to 276a-5, as amended, and the Contract Work Hours and Safety Standards Act 40 U.S.C. Sections 327-333. The developer shall maintain appropriate payroll documentation for a three-year period after completion of the project.

**5. City of Minneapolis regulations** require that all development projects that receive public financial assistance in excess of \$100,000 must comply with Chapter 423 of the Ordinance where subcontracting opportunities exist. Such requirements encourage the use of businesses owned by women and minorities in securing construction and professional services, and are applicable to developers and contractors. List of certified businesses can be obtained by contacting the **Small and Underutilized Businesses Program** at 612 673-2112 or on the World Wide Web at [www.govcontracts.org](http://www.govcontracts.org).

**6. The developer's contractor** will be subject to the City's **Apprenticeship Training Policy** for development projects where public financial assistance is provided to the developer/owner.

**7. Depending upon the level and purpose of public assistance** that may be received, provisions of the Minnesota **Business Subsidy Act and/or the City's Responsible Public Spending Ordinance** may also apply to the project. Should these requirements apply, they will be incorporated into the development agreement.

**8. The development must be in conformance with the Uniform Federal Accessibility Standards** as published on April 1, 1988. Developers must describe the accessibility design for people with disabilities of each of the code-required handicapped-accessible units, any proposed housing development (e.g. roll-in showers), the mix of accessible units in the project and where they are located, and any appropriate safety features for vision- and hearing-impaired people.

**9. The City's Affordable Housing Policy** applies to any residential development (rental or ownership) with ten units or more, or a project with a residential component of 10 or more units, that receives any public financial assistance. Public financial assistance includes the receipt of City-wide resources through the normal, competitive RFP funding

processes established by the City, or the receipt of non-City resources that are either passed through the City or requires the City to be a co-applicant (see Affordable Housing Policy at:

[http://www.ci.minneapolis.mn.us/cped/affordable\\_housing\\_resolution.asp](http://www.ci.minneapolis.mn.us/cped/affordable_housing_resolution.asp)

**10. Rezoning Responsibility:** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of the proposed development.

**11. Construction Standards:** Residential development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.

**12. Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and must be sold to the general public.

**12. Hold Harmless:** The selected developer must agree to defend, indemnify and hold CPED harmless from any and all claims or lawsuits that may arise from the developer's activities under the provisions of the development agreement, that are attributable to the acts or omissions, including breach of specific contractual duties of the developer or the developer's independent contractors, agents, employees or officers.

## **AN EQUAL HOUSING OPPORTUNITY**

### **EXHIBITS**

- A. Form of Consent for Release of Response Data
- B. Site Survey
- C. Chicago Avenue Streetscape Plan
- D. Washington Avenue Streetscape Plan

EXHIBIT A  
Form of Consent for Release of Response Data

\_\_\_\_\_, 20\_\_

City of Minneapolis  
Department of Community Planning and Economic Development  
105 5<sup>th</sup> Avenue S.  
Minneapolis, MN 55401

Re: \_\_\_\_\_ Request for Proposals  
Consent for Release of Response Data

\_\_\_\_\_, on behalf of \_\_\_\_\_, hereby consents to the release of its development proposal in response to the \_\_\_\_\_ Request for Proposals and waives any claims it may have under Minnesota Statutes Section 13.08 against the City of Minneapolis for making such information public. The foregoing consent and waiver does not extend to financial statements submitted under separate confidential cover, which shall be treated by the City consistent with Minnesota Statutes, Section 13.591.

\_\_\_\_\_  
\_\_\_\_\_

**BOUNDARY & TOPOGRAPHIC SURVEY**

**LEGAL DESCRIPTION:**

Lot 2, Block 1, MILL QUARTER ADDITION  
Being registered land as evidenced by Certificate of Title No. 1126365

**NOTES:**

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj).
- The total area of the property described hereon is 41,035.16 square feet or 0.94 acres.
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment No. OR1035944-H dated September 25, 2005.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Minneapolis the property is zoned C3A (Community Activity Center District) and also lies within the DH(downtown height Overlay District) and the DP (Downtown Parking Overlay District), and has the following building setback requirements:

Unless subject to the provisions of sections (b) and (c) below, uses located in the commercial districts shall not be subject to minimum yard requirements.

**(B) COMMERCIAL DISTRICTS NEAR RESIDENCE AND OFFICE RESIDENCE DISTRICTS OR RESIDENTIAL STRUCTURES.**

- Front yard requirements: Where a street frontage includes property zoned as a residence or office residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the commercial district for the first forty (40) feet from such residence or office residence district boundary or residential property.
- Side yard requirements: Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such side lot line.
- Rear yard requirements: Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.
- Reverse corner side yard requirements: Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along such side lot line for the first forty (40) feet from such residence or office residence district boundary or residential property.

**(C) Residential uses and hotels.**

Unless subject to a greater yard requirement in section (b) above, or in Chapter 535, Regulations of General Applicability, the uses listed in Table 548-3, Residential and Hotel Yard Requirements, shall be subject to the following minimum yard requirements:

TABLE 548-3 RESIDENTIAL AND HOTEL YARD REQUIREMENTS

YARDS	REQUIRED YARDS FOR SINGLE AND TWO FAMILY DWELLINGS AND PERMITTED COMMUNITY RESIDENTIAL FACILITIES (FEET)	REQUIRED YARDS FOR ALL OTHER RESIDENTIAL USES AND HOTELS WHERE THE USE CONTAINS WINDOWS FACING AND INTERIOR SIDE YARD OR REAR YARD (FEET)
FRONT	15	0
REAR	5	5+2X PROVIDED THAT THIS SECTION (C) SHALL NOT REQUIRE A MINIMUM REAR YARD GREATER THAN 15 FEET
INTERIOR SIDE	5	5+2X PROVIDED THAT THIS SECTION (C) SHALL NOT REQUIRE A MINIMUM REAR YARD GREATER THAN 15 FEET
CORNER SIDE	8	0

for clarification of building setbacks or for information on the proper application of the above information, contact the city of Minneapolis Planning Department.

6. The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053C0357E, dated September 2, 2004.

7. BENCHMARK: Top of Concrete Monument "HENN MNDT AZ MARK" (Station # 11412)  
Elevation = 838.46 feet (NGVD29)

Temporary Benchmark: Top nut of hydrant, southwest quadrant of Washington Avenue & Chicago Avenue South  
Elevation = 824.36 feet (NGVD29)

**SURVEY ITEMS PER SCHEDULE B:**

- ITEM 3: All minerals and mineral rights are reserved by the State of Minnesota, as shown on the Certificate of Title.
- ITEM 4: Declaration by City of Minneapolis dated October 8, 2003, Filed October 8, 2003 as Document 3852557.
- ITEM 5: Declaration of Easements by the City of Minneapolis filed May 5, 2004 as Document 3957042. Said easements affect the subject property and are shown hereon.

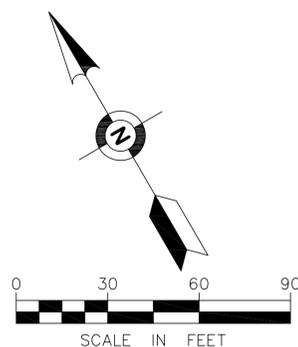
**CERTIFICATION:**

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: November 30, 2009.  
Date of signature: December 8, 2009.

*Brent Peters*  
Brent Peters  
Minnesota License No. 44123

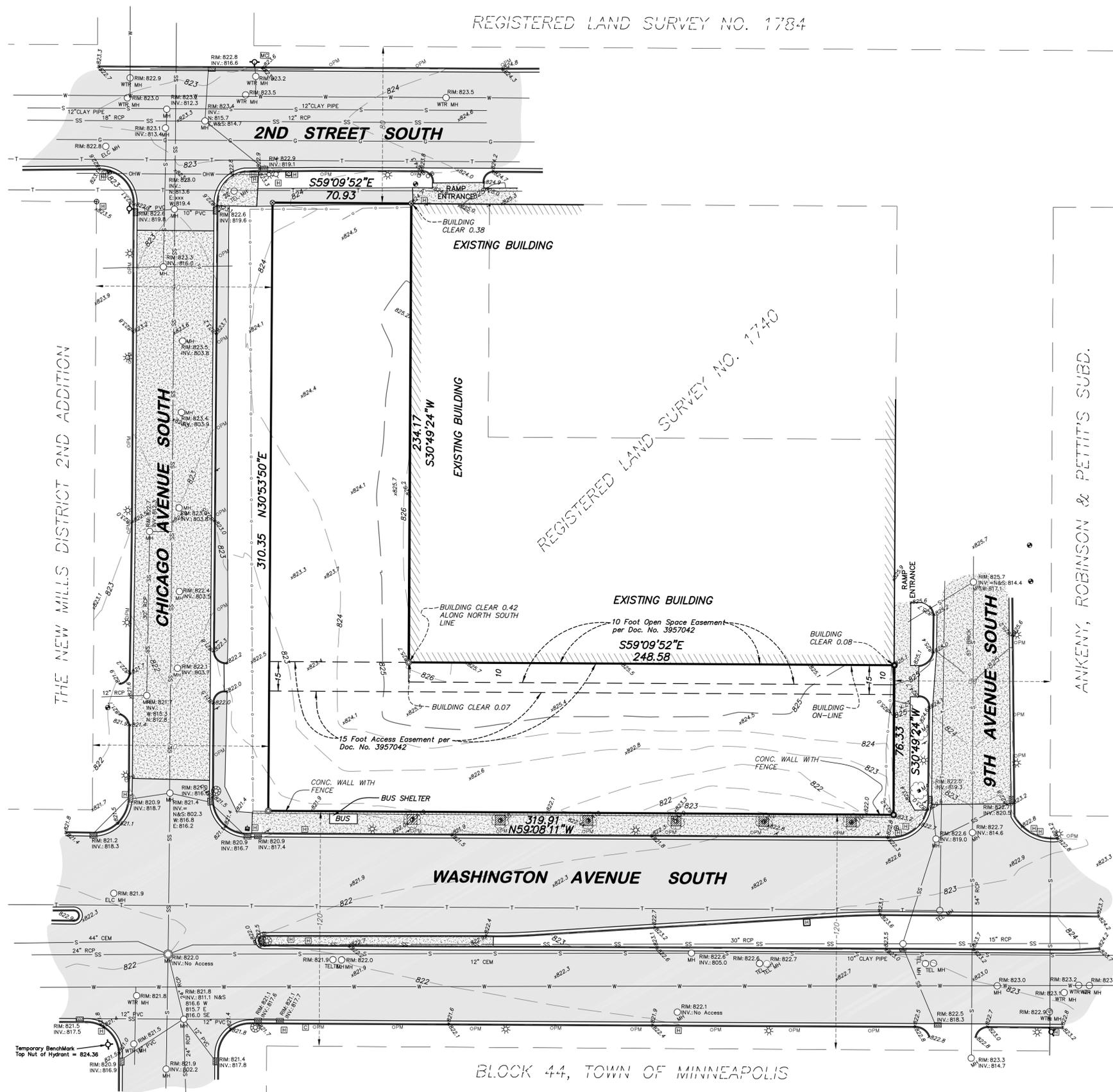
Only if the Surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.



- SET MONUMENT WITH LICENSE NUMBER 44123
- ⊗ SET PK NAIL
- SET DISC MARKED WITH LICENSE NUMBER 44123

**LEGEND**

- ◆ BENCHMARK
- SAN MH ○ SANITARY MANHOLE
- MH ○ MANHOLE
- MH ○ MANHOLE NOT FIELD LOCATED
- STM MH ○ STORM MANHOLE
- OR ○ CATCH BASIN
- WTR MH ○ WATER MANHOLE
- GATE VALVE
- HYDRANT
- ELC MH ○ ELECTRIC MANHOLE
- HANDHOLE
- LIGHT
- SEMAPHORE
- TEL MH ○ TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS VALVE
- BOLLARD
- METAL COVER
- PEDESTRIAN POST
- PARKING METER
- CHAIN LINK FENCE
- SANITARY SEWER
- SS ○ STORM SEWER
- W ○ WATERMAIN
- OHW ○ OVERHEAD WIRE
- T ○ UNDERGROUND TELEPHONE
- G ○ UNDERGROUND GAS
- X 920.1 ○ SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:
2691 & 270	41,63	BB
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FILE NO. 2215		BRP

REVISIONS		
NO.	DATE	DESCRIPTION

**BOUNDARY & TOPOGRAPHIC SURVEY**

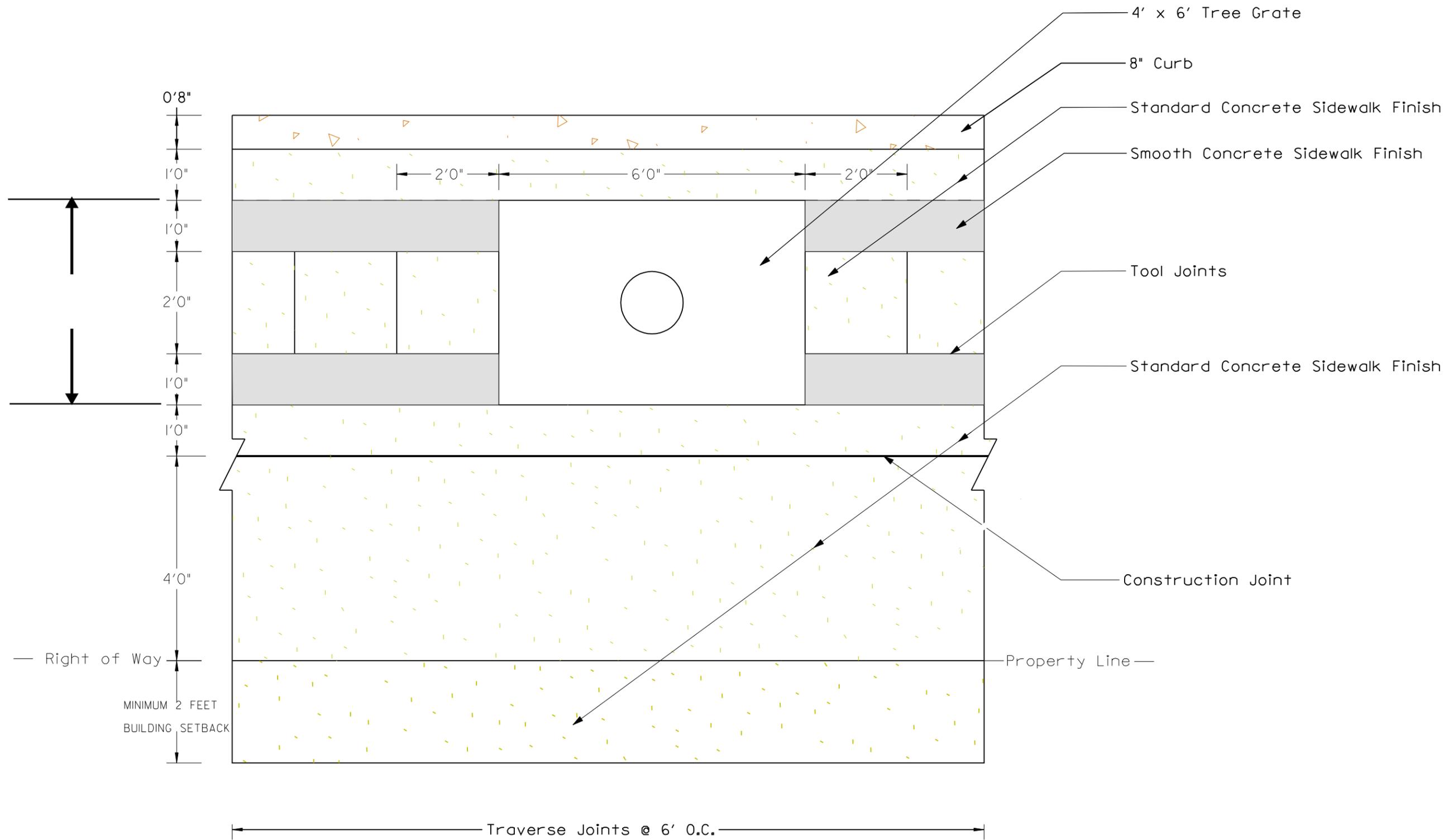
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CONTRACT NO. C-25942

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**MINNEAPOLIS, MN**

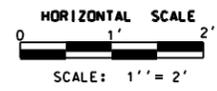
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JACK YUZNA      REGISTRATION NO.      DATE:



**MINNEAPOLIS**  
DEPARTMENT OF PUBLIC WORKS  
**Engineering Services**

TREE GRATE INSTALLATION DETAILS

DRAWN BY: NUR, HASSAN M	12/16/04
CHECKED BY: YUZNA, JACK S	12/16/04

Washington Ave. S.

SHEET  
**1 OF 1**  
SHEETS