

REQUEST FOR PROPOSALS (RFP)
FOR THE REDEVELOPMENT
OF
1501 NICOLLET AVENUE SOUTH

INTRODUCTION

The City of Minneapolis (“City”) is seeking development proposals for certain property owned by the City and located at the 1501 Nicollet Avenue South redevelopment site, which includes the land bounded by 1st Avenue South, Nicollet Avenue South, Old 15th Street East and 15th Street East. The redevelopment site includes, specifically, the following property:

Property Address	PID
1501 Nicollet Avenue S.	27-029-24-42-0051

SITE FACTS: The redevelopment site is currently utilized as surface metered parking, containing 53 metered parking spaces. The site is approximately 19,000 square feet of land with a zoning classification of C1 for Neighborhood Commercial District use. Commercial districts are established to provide a range of goods and services for local residents, to promote employment opportunities and the adaptive reuse of existing commercial buildings and to maintain and improve compatibility with surrounding areas. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

Note: The City Council has recently passed a zoning code text amendment to the C1 district to allow for more allowable dwelling units on a site. The new minimum lot area per dwelling unit has been reduced to 900 square feet. If you have questions about the new requirement, please call Beth Elliott, Principal City Planner, at 612-673-2442.

The site is also part of a Pedestrian-Oriented Overlay District. The Pedestrian-Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses, such as drive-through facilities. More detailed information about how this overlay district affects this specific site can be found in both the Nicollet Avenue Development Guidelines (attached as Exhibit A) and via the City of Minneapolis Planning Division website at www.ci.minneapolis.mn.us/planning (see attached Exhibit D).

This site is also subject to the policies in the City Comprehensive Plan (The Minneapolis Plan) and the adopted small area plan for the corridor, Nicollet Avenue: The Revitalization of Minneapolis' Main Street. Both plans can be accessed on the Planning Division's website at www.ci.minneapolis.mn.us/planning.

In support of the development objectives for the site, outlined elsewhere within this RFP, the City's Community Planning and Economic Development Department may entertain a rezoning of the site appropriate to accommodate the proposed development that is still consistent with adopted City policies and neighborhood guidelines.

ESTIMATED FAIR REUSE VALUE OR ASKING PRICE

An estimated fair reuse value of the site has been determined, estimating the value at \$494,000 or approximately \$26.00 per square foot. The City reserves the right to re-value the site based on responses to the RFP and the specific proposals submitted.

DEVELOPMENT GOALS

The development objectives for the area are attached as Exhibit A to this document. The site is part of the Loring Park Community's Corridor Housing Initiative, which seeks viable development projects that include affordable housing options along the City's transportation and commercial corridors.

Loring Park Neighborhood is seeking to create a premier live/work urban environment with a low dependence on the automobile by drawing together a dense mix of housing, jobs, services, recreation and culture along Nicollet Avenue that meets both City goals and the interests of the neighborhood. A map of the immediate area is attached as Exhibit B.

The neighborhood's development objectives for the site, *CLPC Nicollet Avenue Development Guidelines* (Exhibit A), are part of the neighborhood's broader development goals for the area and reference additional development opportunity sites. The purpose of this RFP is to solicit proposals specifically related to the redevelopment of the site at 15th Street and Nicollet Avenue only. However, proposals that include a larger project area will be accepted and considered if the proposing developer can provide evidence of site control for the additional parcels.

PROPOSAL DEADLINE

Proposal submission

Proposers must submit copies of their proposals as follows: one unbound copy, six bound copies and one electronic version in Microsoft compatible or PDF format on diskette or CD. Proposals must be on standard 8 ½" by 11" paper. All supporting documentation must be on paper no larger than 8 ½" by 14". Proposals and supporting documentation must be submitted in a sealed envelope labeled "Meter

Farm Development.” Telefaxed 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:

Wednesday, August 23, 2006
4:00 p.m.

To:

Contract Services
Department of CPED
ATTN: Cheryl Groettum
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Proposals received after the deadline will not be accepted. It is neither CPED’s responsibility nor practice to acknowledge receipt of any proposal. It is the responder’s responsibility to assure that a proposal is received in a timely manner.

RFP INQUIRIES

Prospective responders may only direct questions in writing to the department contact person:

CPED – Multi-family Housing Development
ATTN: Tiffany Glasper, Senior Project Coordinator
105 Fifth Avenue South, Suite 450
Minneapolis, MN 55401
Phone: 612.673.5221
Email: tiffany.glasper@ci.minneapolis.mn.us
Fax: 612.673.5259

All questions are due no later than **Friday, August 4, 2006**. Questions will be answered in writing and posted on the CPED website. (www.ci.minneapolis.mn.us/cped) The department contact person is the only individual who can be contacted about the project by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP. If you would like to tour the property, contact the department contact person in writing to schedule a tour.

PROPOSAL CONTENTS 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. and supporting evidence/documentation
 - 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. Development Proposal Information Form with All Required Attachments, including:

- a. A **market study** or other information documenting the demand for the proposed development.
- b. 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, the incorporation of public art and/or cultural elements, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
- c. 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.
- d. An executed "**Consent for Release of Response Data**" form. 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.
- e. A completed **Required Operating Pro-Forma** Form
- f. Request for **Small Business Participation Goals** form
- g. Plans, Elevations and Site Plan (s)
- h. Any **other information** that would help City staff understand and evaluate the development proposal.

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 make the required deposit at the time of selection.

EVALUATION CRITERIA

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

1. The extent to which the proposal adheres to and/or compliments the neighborhood development objectives and guidelines in this RFP (Exhibit A).
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.
3. The extent to which the project can move forward on a timetable that will coordinate with the other development in the area.
4. The market and financial feasibility of the project.
5. The anticipated ability of the project to secure necessary public and private funds.
6. The public benefits that would be provided by the project, including the proposed land price and the replacement of lost commercial parking space.
7. Overall quality of the submission.
8. Consistency with the city's Unified Housing Policy.
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.
10. The extent to which the proposal addresses the interim and permanent parking needs of the area.
11. The use of creative site expansion options.

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.

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 Citizens for a Loring Park Community. 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 the Development Proposal Information Form. 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/SELECTION PROCESS

A committee that will include City staff and neighborhood organization representatives will review proposals received by the due date. Input also will be sought from the affected neighborhood organization(s). Some or all of the proposers may be requested to present their proposals to the review committee and/or neighborhood organizations. It is hoped that this review process will be completed within 90 days of the proposal submission deadline.

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

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.

TIMING

It is the City's desire that a redevelopment contract be executed with the selected proposer by **December 22, 2006, and that construction of the project would begin by June 1, 2007.**

Following is the anticipated timeline:

Pre-proposal meeting (optional):	August 10, 2006
Submission deadline for proposals:	August 23, 2006

Review/evaluation of proposals and neighborhood review:	October 6, 2006
Recommendation to City Council Community Development Committee on the selected developer:	October 24 , 2006
Final action by City Council:	November 3, 2006

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 3-year period after completion of the project.
5. All development projects that receive any type of public financial assistance in excess of \$100,000 must establish contract goals for the utilization of **Small and Underutilized Businesses**.
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** 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 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 **Unified 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 Unified Housing Policy).

Under the Unified Housing Policy, three options are available:

- 20% of the units in the development must be affordable, or
- A comparable number of affordable units must be legally committed by the developer to be built elsewhere in the City, or
- A payment equal to the number of required affordable housing units times \$80,000 must be made into the City's Affordable Housing Fund.

Units are considered affordable if the rent (and/or the combined PITI with utilities) is no more than 30% of 50% of the Twin Cities Standard Metropolitan Statistical Area monthly household income, by family size. Affordable units must be occupied by households with incomes <50% MMI. Units must be affordable for a minimum of 15 years after completion.

10. **Soil Conditions:** 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 regarding the property within CPED's possession 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.
11. **Rezoning Responsibility:** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of proposed development.
12. **Utilities:** It is the selected developer's responsibility to identify the locations of and provide for the installation of electricity, gas, water, sewer service and other utilities servicing the site from the public mains to the individual units.
13. **Construction Standards:** Development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.
14. **Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and must be sold to the general public.

15. **Hold Harmless:** The Respondent shall agree to defend, indemnify and hold CPED harmless from any and all claims or lawsuits that may arise from the Candidate'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 Respondent or the Respondent's independent contractors, agents, employees or officers.

EXHIBITS

- A. Development Objectives and Guidelines
- B. Map of Nicollet Avenue
- C. Pedestrian-Oriented Overlay District Criteria
- D. Land Survey

EXHIBIT A
Development Guidelines and Development Objectives

CLPC Nicollet Avenue Development Guidelines
for
The Corridor Housing Initiative
Approved by CLPC 8/9/04

Citizens for a Loring Park Community (CLPC) is participating in the first Corridor Housing Initiative in the city of Minneapolis. Hosted by the Center for Neighborhoods, this initiative is a new partnership between the city and its neighborhoods. Through proactive planning, the Corridor Housing Initiative seeks to produce economically and politically viable development projects that include affordable housing options along the city's major transportation and commercial corridors. Our hope is to draw together a dense mix of housing, jobs, services, recreation, and culture along a common line of accessibility, meeting both city goals and neighborhood interests. The Nicollet Avenue corridor in the Loring neighborhood provides incomparable potential for corridor development. It has a combination of underutilized land very close to the heart of downtown, a neighborhood blessed with a beautiful park at its center and outstanding housing, religious, cultural and educational institutions. Our residents, businesses, and institutions embrace the dense and diverse nature of their neighborhood and recognize that it is this quality that is key to making it an even more outstanding place in the future.

*Produced by the
CLPC Nicollet Avenue Task Force
Your comments would be appreciated
You can Email us at clpc@visi.com or call John VanHeel at 612-373-9111*

What are we offering?

1. CLPC and city support and assistance for developing high density mixed use housing at the three Nicollet Avenue sites shown on the attached map. Variances to current zoning will be supported for projects that meet the goals of these guidelines.
2. The continuing commitment of CLPC to improve the safety, convenience, and beauty of life in the Loring neighborhood.
3. CLPC commitment to facilitate bringing a full service grocery store to Nicollet Avenue.
4. CLPC commitment to facilitate the extension of the downtown bus fare zone to 16th St. and Nicollet Ave. South
5. Preparatory work on the part of the neighborhood and the city of Minneapolis which will serve to streamline city departmental and council approvals.
6. Special consideration for the use of neighborhood allocated NRP and city housing funds.
7. Comprehensive city policy and planning review completed for three development sites.
8. A comprehensive listing of available funding programs for corridor development.



What are we asking for?

Mixed Use

1. High density housing including both rental and for sale opportunities. There should be a special emphasis on affordable home ownership opportunities, with home prices starting at about \$120,000.
2. Housing with 25% of units available to people at 50% of metro median household income (aprox. \$35,000 for total household income).
3. A variety of housing types that might include artist housing, student housing and senior housing. A special emphasis should be given to providing downtown work force housing. This is to meet the neighborhood and city goal of creating a premiere live/work urban habitat where there is a low dependence on the automobile for daily living.
4. Ground floor space usage fitting current identity of Nicollet Avenue as “Eat Street” with space available for new and existing restaurants. Additional space for cultural venues and neighborhood services should be located within this mix to meet the neighborhood’s desire to have a balanced full service “main street”.

5. Cooperation with valued neighborhood institutions and businesses that may be displaced from the three development sites to explore options to relocate in newly developed space.
6. Cooperation in exploring methods to support long-term affordability of new commercial space.

Movement & Connectivity

1. Car sharing provided as a residential service in new developments.
2. Incorporation into development planning the accommodation and access to multiple modes of transportation including urban pedestrian ways, the bus system, and bicycling.
3. Cooperation with CLPC in exploring the future possibilities of the space over Interstate I-94 at Nicollet Avenue. The Loring and Stevens Square neighborhoods have long had the goal of mending the divide between the two neighborhoods caused by the freeway.

Neighborhood History & Character

1. High quality interesting architecture.
2. A ground level that is pedestrian friendly with multiple entrances and windows on the street establishing a connection between the pedestrian and the activity within.
3. Massing of buildings to relate to context of surrounding residential area with four story building base/datum line. Taller portions to be set back from Nicollet Avenue as illustrated on attached drawing "Nicollet Setback Diagram".
4. Sustainable Building Design used wherever it is viable. LEED certification encouraged.

Open Space

1. A 5% minimum of ground level property devoted to active urban open space related to commercial/cultural uses.
2. Architecture and open space at the intersection of 15th Street and Nicollet Avenue that establishes a place of identity for the neighborhood.
3. Under grounding of overhead utility lines on or adjacent to development sites wherever viable.
4. Compliance with neighborhood policy regarding street trees and ornamental street lighting for new developments.

Parking Infrastructure

1. Cooperation with CLPC and the city of Minneapolis in working towards a comprehensive public and residential parking solution for the Nicollet Avenue corridor.
2. Coordination of parking for all three development sites for the purpose of the efficient use of valuable urban space.

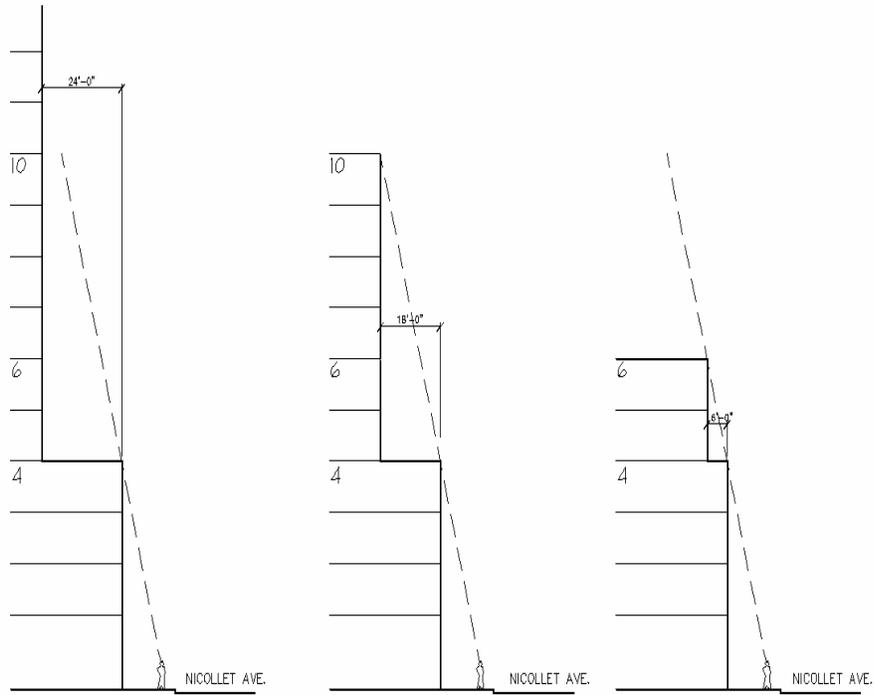
Coordinated Site Planning

The neighborhood encourages cooperative partnering between developers to achieve the objectives of these guidelines.

Developer/Community Planning and Design Process

Utilization of the knowledge and experience of Loring community members beginning at the programming stage of project design. Developers and CLPC will commit to a community participation process that is amenable to all parties.

Above all it is the desire of CLPC to form a solid partnership between CLPC, developers, and the City of Minneapolis in a process designed to achieve the best result for all concerned.



NICOLLET SETBACK DIAGRAM

EXHIBIT B
Map of Nicollet Avenue

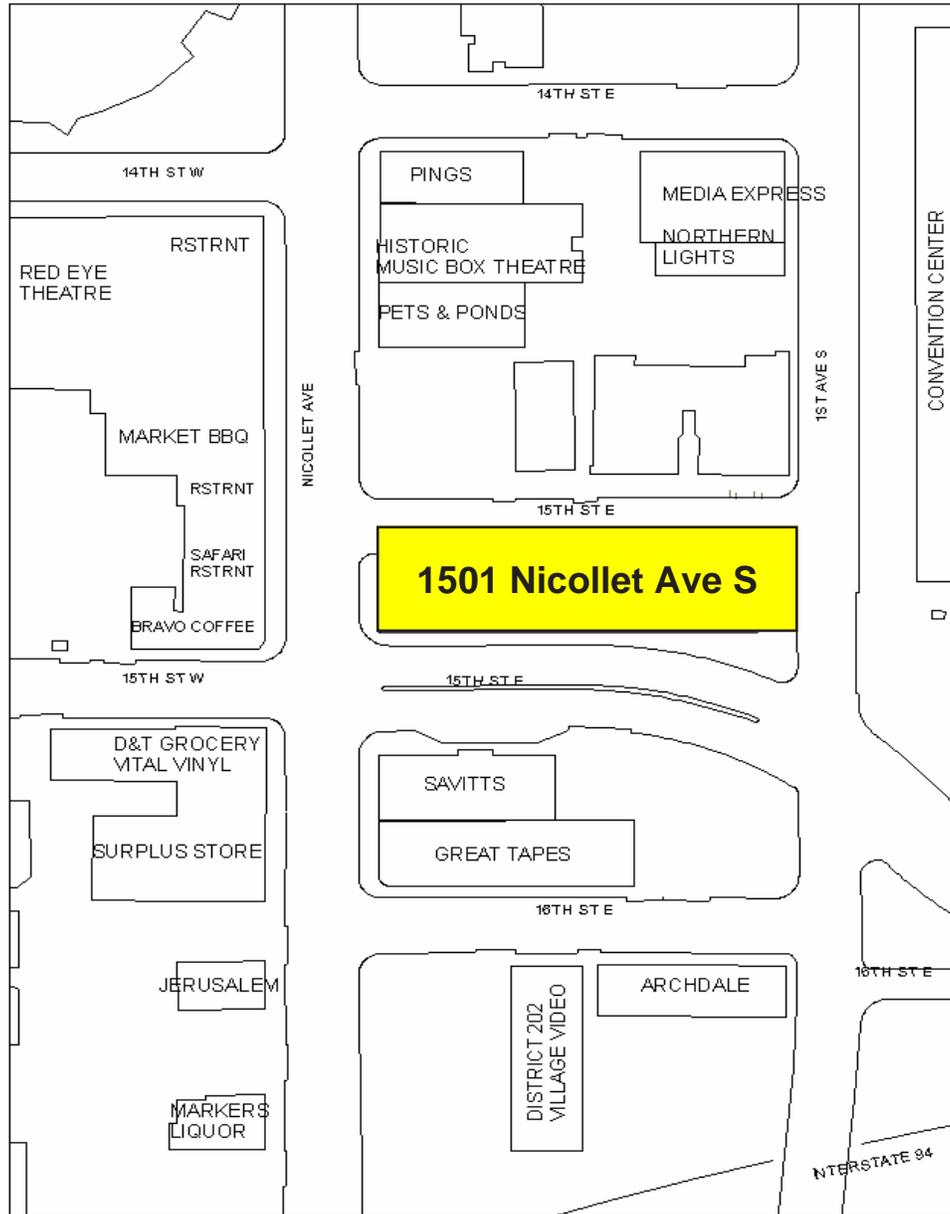


EXHIBIT C

Pedestrian-Oriented Overlay District Criteria

ARTICLE II. PO PEDESTRIAN ORIENTED OVERLAY DISTRICT

551.60. Purpose. The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

551.70. Established boundaries. The boundaries of the PO Overlay District shall be the areas shown on the official zoning map.

551.80. Eligible areas outside of established boundaries. Any person having a legal or equitable interest in property located outside of the established boundaries may file a petition to request the addition of the PO Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement. The following criteria shall be considered when designating a PO Overlay District:

- (1) The level of pedestrian interest and activity.
- (2) The variety of retail sales and services activities.
- (3) The extent to which properties have limited or no front setbacks.
- (4) The availability of public transit service in the area.

551.90. Prohibited uses. The following uses shall be prohibited in the PO Overlay District:

- (1) Drive-through facilities.
- (2) Automobile services uses.
- (3) Transportation uses.

551.100. Fast food restaurants. Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

551.110. Building placement. The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning

ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.

551.120. Building facade. (a) *Window area.* At least forty (40) percent of the first floor facade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.

(b) *Awnings and canopies.* Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances. Back-lighted awnings and canopies shall be prohibited.

551.130. Prohibited on-premise signs. The following on-premise signs shall be prohibited in the PO Overlay District:

- (1) Pole signs.
- (2) Back-lighted awning and canopy signs.
- (3) Back-lighted insertable panel projecting signs.

551.140. Accessory parking. (a) *Location.* On-site accessory parking facilities shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.

(b) *Dimensions.* Parking lots shall be limited to not more than sixty (60) feet of street frontage.

(c) *Driveways.* The driveway width for all parking facilities shall not exceed twenty (20) feet of street frontage.

(d) *Shared parking.* The development of shared parking is encouraged, subject to the provisions of Chapter 541, Off-site Parking and Loading.

(e) *Off-site parking.* When off-site parking is allowed as specified in Chapter 541, Off-Street Parking and Loading, parking may be located an additional five hundred (500) feet from the use served, subject to the requirements of Chapter 541, Off-Street Parking and Loading, governing the location of off-site parking.

(f) *Maximum number of accessory parking spaces.* The number of accessory parking spaces for nonresidential uses shall not exceed one hundred fifty (150) percent of the minimum required parking spaces, as specified in Chapter 541, Off-Street Parking and Loading, or ten (10) spaces, whichever is greater, except where it is determined by the zoning administrator that such excess parking spaces serve to provide parking for another use or uses subject to the requirements of this section.

EXHIBIT D

Land Survey

**Please note that the attached land survey includes a portion of East 15th Street as is consistent with the legal description of the property. However, it is not the City's intention to offer any portion of any public street for sale as part of this Request for Proposals. Proposers may include a portion of this public street and/or other properties as part of a larger proposed development as long as the proposing developer can demonstrate site control for the additional parcels.*

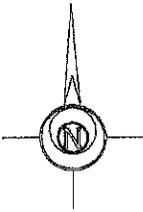
Established in 1962
LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7601 73rd Avenue North (763)560-3093
 Fax No. 560-3522

Minneapolis, Minnesota 55428
Surveyors Certificate

INVOICE NO. 74665
 F.B.NO. 1015-75
 SCALE: 1" = 50'

○ Denotes Iron Monument



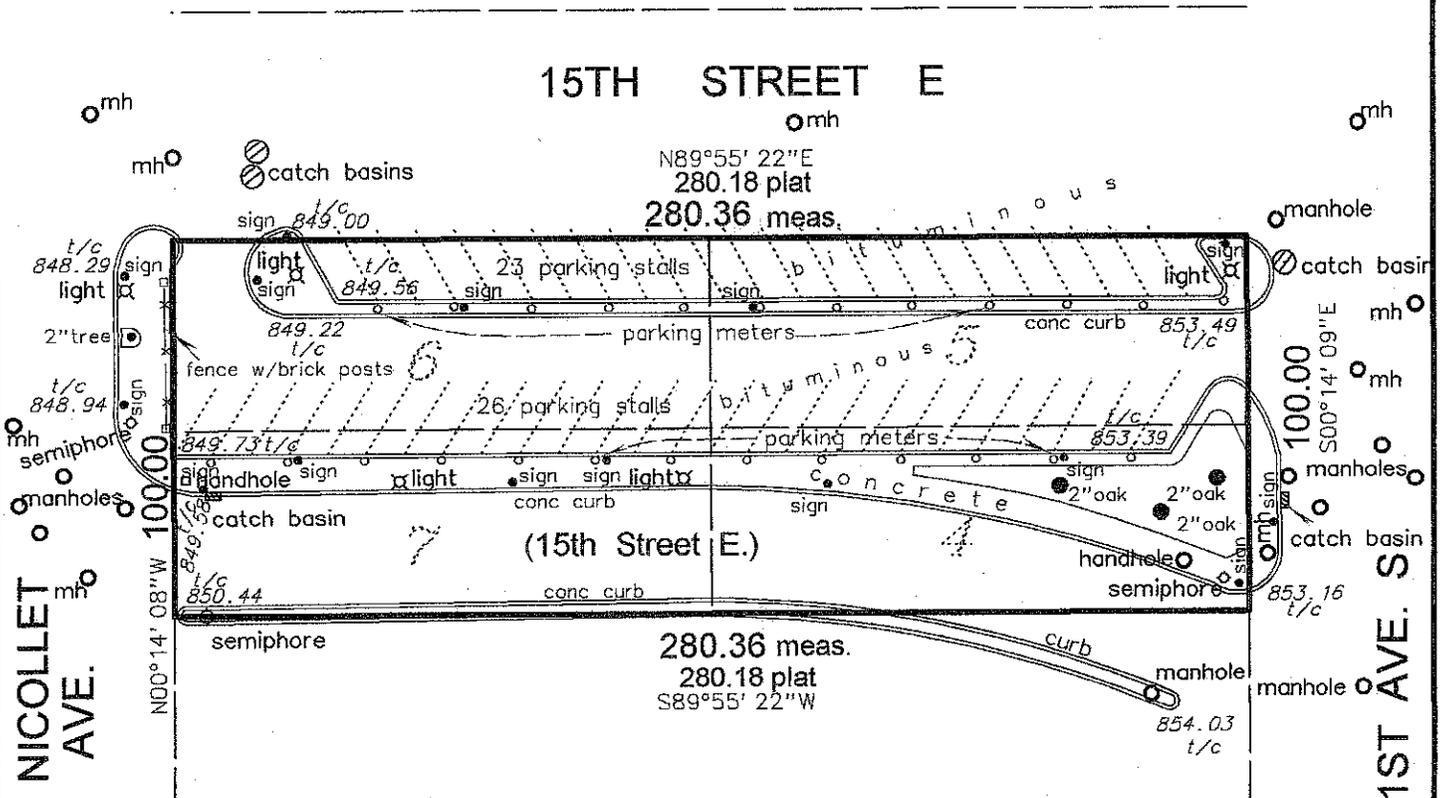
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Notice of Release: 003
 Contract Number: C-22892

Benchmark:
 Mpls city control
 monument 5878
 Elev. = 847.92 feet

Property Address:
 1501 Nicollet Ave. S.

Area of Parcel = 28034 Sq.Ft.



Lots 4, 5, 6 and 7, Block 8, Penniman's Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Legal description and easements, if any, per Title Commitment from Old Republic Title, File No. OR1037256-H, dated November 30, 2005.

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 14th day of June 2006.

Signed 
 Charles F. Anderson, Minn. Reg. No. 21753 or
 Gregory R. Prasch, Minn. Reg. No. 24992

Cert/06/Pam4-7-8inv74665cert.scj