

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



REQUEST FOR PROPOSALS

PROJECT: Commercial, Ownership or Rental Housing Development

SITE: 628 Franklin Avenue East
Minneapolis, MN 55404

DATE: April 28, 2015

DEADLINE: Extended to Friday May 29, 2015

SUBMIT TO: 105 5th Avenue South, Suite 200
Minneapolis, MN 55401
Attention: Cherie Shoquist
612.673.5078
cherie.shoquist@minneapolismn.gov

Please check this website regularly for announcements and updates pertaining to this RFP!

http://www.ci.minneapolis.mn.us/cped/cped_rfp

Request for Proposals Summary:

The Department of Community Planning and Economic Development of the City of Minneapolis is soliciting commercial, home ownership, or rental housing development proposals for the city-owned property at 628 Franklin Avenue East. Priority will be given to fully funded commercial or market rate housing proposals.

NOTE: City may grant a one-year exclusive development rights to the winning proposal.

DEADLINE EXTENDED: Proposals are due at noon on Friday May 29, 2015.

Project Description:

628 Franklin Avenue East: The project site is located in the Ventura Village neighborhood in the Sixth Ward. The zoning is C1/ Neighborhood Commercial and NP/ North Phillips Overlay District. The interior is fully gutted and ready for redevelopment. There are approximately five off-street parking spaces available. The approximate parcel size is 58' X 153' which equals approximately 8,874 square feet and the parcel's estimated market value is \$75,000.

Survey: [630 Franklin Ave E \(628 Franklin Ave E\)](#)

Plans: A request was made for copies of earlier plans reviewed for previous permits. Minneapolis Development Review only keeps copies of plans for two years so prior plans are not available.

Reports: The City does not have a structural engineering report for the building as the soundness of the structure is not in question.

Parking: Parking availability on the property and in the surrounding neighborhood is an identified issue to redevelopment. The established value accounts for said barrier. The non-conforming rights for this property include grandfathered rights for up to 18 units with existing parking.

Minimum Requirements:

Proposals will be considered complete if they include the following:

- Complete offer to purchase
- Minimum of conditional commitments for all project financing to develop the site
- Conceptual drawing of the proposed development that adequately displays the development (drawings must include site plans, elevations of the building exterior and the interior floor plans)
- Parking strategy
- Experience in developing similar projects (include addresses and photos)
- Affordability or cost effectiveness
- Demonstrated capacity to carry out the project
- Feasibility and readiness
- Marketing strategy
- Consistency with overall community plans

Selection Criteria:

- Developer experience (25 points)
- Quality of design (25 points)
- Energy efficiency (20 points)
- Marketing plan (20 points)
- Neighborhood support (10 points)

Procedure to Purchase Property:

Offer to Purchase – Commercial and Multifamily

<http://www.minneapolismn.gov/groups/public/@cped/documents/webcontent/wcms1p-099993.pdf>

Planning and Zoning

<http://www.ci.minneapolis.mn.us/cped/planning/index.htm>

City of Minneapolis [Zoning Maps](#) [C-1 \(pdf\)](#) [North Phillips Overlay \(pdf\)](#)

City of Minneapolis Neighborhoods; Neighborhood Organizations

<http://www.ci.minneapolis.mn.us/ncr/links/index.htm>

All proposers are encouraged to contact the neighborhood organization where the project is located. The [Ventura Village Neighborhood](#) will review any proposals for 628 Franklin Ave E. The development staff contact is [Thor Adam](#), and he may be reached at 612-599-1066.

Timeline:

The building will be open for inspection at a date to be determined in early May.

Complete proposals are due at noon on Friday May 29, 2015. (See address above).

Subsequent to the submission of all proposals by the due date, all complete proposals will be forwarded to the neighborhood for their review and comment (45 days). The Neighborhood will have the opportunity to meet with proposers and review their development plans with the goal of making comments to the City of Minneapolis.

Staff will author a report to the Minneapolis City Council recommending a proposer based on the neighborhood comments and staff's evaluation. There will be a public hearing at the Community Development and Regulatory Services Committee in June. If the Council approves and the Mayor signs off on the staff recommendation, staff will commence closing on the sale of the properties to the developer in July.