

**Questions from the Pre-Proposal Meeting held on Thursday, March 26, 2015 on the RFP
for 800 South Washington Avenue**

1. Attendees on March 26, 2015:

Todd Phillips	TruCore Realty
Dixon Diebold	ReUrban, LLC
Doug LoPinto	CSM
Brian Brooke	CSM
Neil Reardon	UrbanWorks Architects
Dan Ruegemer	bdh & young architecture & design
Raymond Noble	Shaw Lundquist
Emily Richardson	NTH
Tina Hoyer	NTH
Chuck Leer	North First Ventures
David Loehr	HGA
Jonna Ritner	HGA
Andrew Gardner	bdh & young architecture & design
Deane Bruner	Carlson Rezidor Hotel Group
Amanda Bauer	Carlson Rezidor Hotel Group
Gretchen Camp	BKV Group
Scott Elofson	BKV Group
Olivia Young	BKV Group
John Ferrier	CSM
Scott Moe	CSM
Kelly Mansell	Mortenson
Vincent Lim	ERM America, Inc.
Brad Lis	Mortenson
Shelley Roe, Esq.	City/CPED
Joe Bernard	CPED
Jon Clevenger	CPED
Bob Lind	CPED

2. Q. Could there be an underground parking ramp connection to the Ninth Avenue elevators currently serving the Riverfront Parking Ramp? Also, could an underground parking facility in the development be connected to one of the below-grade levels in the parking ramp?

Yes a below-grade connection to the ramp's Ninth Avenue elevator tower could be considered as part of any development proposal. Also a skyway connection would be possible connecting an upper floor of the development to the Ninth Avenue elevator tower. If parking underneath the development is proposed, the City Public Works is open to exploring whether it would be possible to create a connection between one of the below-grade levels in the parking ramp and parking that would be constructed under the development, however, it should be noted that this may be challenging from an engineering point of view due to the sloping parking floor.

3. Has there been an appraisal done on the site?

Yes, however the most recent appraisal was completed in October 2013. As part of the land sale and in accordance with the City's disposition policy, the City Assessor or an independent appraiser 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.

4. What is the City's thought on any housing component in a development?

One of the stated development goals for the site in the RFP is: If housing is included in the proposal, the City would like to see a mixed-income project with at least 20% of the proposed units affordable to households at or below 50% of Area Median Income. A housing proposal meeting this goal would be given preference.

5. What are the soil conditions on the site and are there any reports available?

The site was purchased by the City from Hennepin County and was partially cleaned as part of the parking ramp construction. The frontage along Washington Avenue still contains some buried ash that will need to be handled appropriately. The RFP contained a link to the environmental reports available on the 800 South Washington parcel as well as the now-developed American Academy of Neurology site. In addition to these environmental reports, here is a link to a Second Amended Restrictions and Covenants on Hazardous Materials for the American Academy of Neurology site:

[Declaration of Covenants AAN Hazardous Materials \(pdf\)](#)

6. Mined space, has it been done before by City and if so, an example?

The City's policy is to retain ownership of the property below 790 feet above sea level for possible implementation of mined space. We don't believe there are any examples in Minneapolis. To assist in understanding what this means for the site, here are links to two documents executed as part of the American Academy of Neurology project:

[MUS Restrictive Covenants on Mined Space \(pdf\)](#)

[Declaration of Easement Mined Space for AAN \(pdf\)](#)

7. The additional setback along Chicago Avenue is 10 feet, can it be bigger?

The requirement for an additional 10-foot setback from the property line along Chicago Avenue is intended to provide space for outdoor seating, furniture, etc. and to maintain the view corridor. We think the setback could be greater than 10 feet as the Update to the Mill District Plan actually says that buildings should be set back a total of 65 feet.

Notwithstanding the direction from the plan, the City would not encourage a deeper setback here. The existing development on Chicago Avenue has set the street wall (approximately 40 feet from back of the curb), and this project should be consistent. Otherwise the City ends up with an odd plaza space at the corner, when the goal here is to have four corners of commercial space that reinforce the intersection as the retail/commercial center of the area.

8. As noted in the RFP the development must be at least 4-5 stories in height to screen the parking ramp, with zoning allowing a maximum height of eight stories, can the development be more than eight stories, or is this a deal breaker?

We would not encourage anything over eight stories but if a development was proposed that was taller the applicant could apply for a conditional use permit to increase the height of the building.

9. Explain the 15-foot service alley easement at grade and above grade?

A 15-foot wide service alley must be maintained between the parking ramp and the development on 800 South Washington Avenue to serve both the American Academy of Neurology building and the new development. The construction and maintenance of the service alley are to be split between the American Academy of Neurology and the owner of the 800 South Washington Avenue parcel. Above the ground floor of the 800 South Washington Avenue development, a 10-foot wide area along the Washington side of the parking ramp in which above-grade construction will not be allowed will be reserved in order to assure adequate parking ramp ventilation and for snow removal.

Here is a link to the Amended and Restated Declaration of Easements with the American Academy of Neurology and the 15-foot service alley easement:

[Service Lane Alley Easement \(pdf\)](#)

[Access Easement Agreement AAN \(pdf\)](#)

10. Will HPC approval be needed?

The site is not within a historic district so there is no HPC review of this site.

11. Will Historic Tax Credits be available?

The site is not eligible for historic tax credits.

12. Will the development on 800 South Washington be able to secure long-term parking commitments from the parking ramp?

Since the City financed the parking ramp with tax-exempt bonds, various federal restrictions apply to its operation. Securing a commitment for long-term parking would be complicated. Minneapolis Public Works will work with the selected developer to explore how to meet the parking needs of the 800 South Washington development via their various parking programming options and within the limitations of the bond financing.

13. Does the City have any planned rate schedule increases for the parking ramp and are there any black-out dates for the Viking Stadium?

Minneapolis Public Works has no planned rate schedule increases in the works at this time. Pricing for the parking ramp is market-based and with additional development in the area, a rate schedule increase would coincide with an increase in demand. There are no “black-out” dates for the Viking Stadium, the City parking ramp offers public parking on a first-come basis.

14. Will all loading be restricted to the 15-foot service alley easement?

All loading will be restricted to this 15-foot service alley, with no additional curb cuts allowed onto any of the surrounding streets. The construction and maintenance of the service alley are to be split between the American Academy of Neurology and the owner of the 800 South Washington parcel.

15. What is the contract parking agreement between the City and the American Academy of Neurology, and can one get a copy?

The financing used to finance the parking ramp were 501(c)(3) tax-exempt bonds and the American Academy of Neurology and its Foundation are Minnesota nonprofits, also 501(c)(3) organizations. This permitted the City some additional flexibility in crafting a parking agreement. Here are links to the two parking agreements between the City and the American Academy of Neurology:

[501c3 AAN Parking Agrmt \(pdf\)](#)

[Public Parking Agrmt with AAN \(pdf\)](#)