

Snelling Yard RFP Questions *(All answers are in bold italics)*

There is supportive documentation that has been linked in our question and answer section that addresses the infrastructure challenges and past cost estimates related to some of these challenges.

Land Questions

Powerline modernization is mentioned in the study prepared by Olsson Associates, what does that mean? We are curious about visual and ROW impacts to the current and planned infrastructure. ***There are not any short terms plans to make it happen. It would need to be negotiated or worked out with Xcel Energy***

What is the function (users and freight types) and frequency of use of the railroad directly along the western side of the property? ***The rail road is not used much, but it is still in use. We are uncertain of the freight types and frequency.***

What is the near-term outlook of the adjacent railroad parcels ownership? Is the city pursuing a purchase from Soo Line? ***There is no plan in place to purchase***

Are there any Current Plans for the city of Minneapolis Owned railroad right of way to the south that runs from 46th St. to Nawadaha Blvd? What is the timeline for the development/build out of the portion of the trail? ***There are current plans to work cooperatively with CP rail to remove the tracks and the ties since they are no longer servicing customers. However there is no time line to pull up tracks and create a trail.***

Is there a plan or timeline for the power line towers future replacement? ***No time line***

Is there a location plan for the future power line, poles, and easement? ***No time line***

Design Questions:

Does the City have a detailed plan for the greenway? ***The does not have a plan more detailed than as described in the 46th Street Station TOD document. Building designs that integrate better with the greenway when it exists will be preferred.***

Are there any restrictions we should consider in regards to the neighbors to the north? ***There are no additional restrictions in regards to the neighbors to the north apart from the standard setback requirements.***

In response to your question about zoning approvals/variances, is a PUD process a possible option for this property? ***A PUD process is available for a parcel of this size.***

The development timeline on page 8 of the RFP says, “Redevelopment should be completed by 2019”, will there be any timeline flexibility to allow for public finance cycles? ***There will be the necessary flexibility for a project given that it is showing progress towards completion.***

What type of park design and/or amenities are envisioned for the public green space on the site? ***Please refer to the 46th Street Station TOD document***

Format Question:

The RFP states that proposals not exceed 20 facing pages of information, excluding covers, folder, binder. With all of the forms, etc. that we need to assemble to submit, is it correct to assume the 20 pages is referring to things like our description of the project, public benefits narrative, set of design concept plans, planning/zoning approvals narrative, proposed timeline and portfolio of similar projects, and not the forms, documents required by City? ***That assumption is correct. The forms can potentially take the proposal beyond 20 pages.***

Regarding the required Exhibit D, is the full MHFA Common Application required to be completed or just the workbook? ***The MHFA completed workbook will be sufficient.***