

1. Have any affordable senior housing properties been proposed, funded, or developed in Ward 5? In other words, if affordable senior housing was proposed, would that be the first of its kind in this ward?

Other affordable senior (age 62+) housing projects have been built in Ward 5. Heritage Commons at Pond's Edge is located in the Heritage Park development (102 units in 2005) and St. Anne's is located at 2323 26th Avenue North (59 units in 2006).

2. These sites appear to be in a floodplain. Does this trigger any extraordinary or unique development or construction requirements or constraints?

Projects will need to address CPED, Public Works, Bassett Creek Watershed District and Minnesota DNR requirements for construction in the floodplain and flood prone areas. Part of Parcel C and potentially small parts of the other parcels are in the current floodplain and will need to comply with the City floodplain ordinance requirements. Parcels A and B are in flood prone areas as shown by the City's hydrologic model (see attached map). Adding fill and constructing all structure openings to at an elevation higher than approximately 811 ft. (based on initial modeling) will likely be required. The Watershed District may have additional requirements for development of these sites such as requiring compensatory storm water storage; CPED will be exploring the possibility of using City-owned land just south of Bassett Creek for that storage as an alternative containment of storm water. Meeting all requirements of the Watershed District and other agencies will ultimately be the developers responsibility.

3. A significant amount of environmental investigation has been completed. Are any of these properties eligible for additional public investigation funding by DEED or others if it is determined that additional study is necessary?

Yes, the property is eligible to apply for additional investigation grants, but the desire is to move forward expeditiously with grant requests for actual remediation of environmental conditions reach closing and begin construction. The already awarded grant from Met Council will pay for the development of Response Action Plans (RAP) on Parcels A and B in 2017.

4. Could the [City] Council's award of exclusive negotiating rights be worded in such a way to establish a legal interest in the property that is sufficient to pursue project funding before the redevelopment contract is completed? In other words, is there a way for the [City] Council to authorize funding applications if the preferred proposer is prepared to assemble the necessary applications prior to the complete execution of the redevelopment contract?

Yes, the granting of exclusive development rights does establish some level of site control that allows for the submission of project funding applications. However, we prefer finalizing and executing a redevelopment agreement as soon as possible.

5. For Parcel B and Parcel C, will the City permit curb cuts and median crossings to permit northbound traffic to turn left or westbound into Parcel B and into Parcel C?

In general, curb cuts must be located a minimum of at least 20' from the end of radius at uncontrolled intersections, and 30' from the end of radius at controlled (signalized) intersections.

The City requires more specific information to evaluate the curb cut and traffic circulation plan of any proposal, however the City will allow curb cuts to Van White Boulevard, but will not allow cuts through the median to accommodate turning movements. This could change with more detailed information, and would certainly require the Applicant to provide a TDMP (Traffic Demand Management Plan). All costs related to modifications to public infrastructure are born by the Applicant.