

Community Planning and Economic Development News Release

Contact: Rose Lindsay, 612-673-5015

City of Minneapolis is Seeking Development Proposals for 695 and 699 Lowry Avenue NE in Minneapolis

Friday, December 16, 2016 (MINNEAPOLIS) – The City of Minneapolis department of Community Planning and Economic Development (CPED) in collaboration with Hennepin County is seeking redevelopment proposals for 695 and 699 Lowry Avenue Northeast, on which there are two vacant commercial buildings. The 0.3 acre site is three blocks west of Central Avenue, a busy commercial corridor, and situated between two closely aligned streets with 108 feet of frontage on Lowry.

“This site offers a prime opportunity to create a catalytic project that comports with and celebrates the newly created Lowry Avenue plan and can become a community amenity that will support transit-oriented development, housing and the neighborhood’s vision,” said Ward 1 Minneapolis Council Member Kevin Reich.

The primary development objective for the site is to create a community amenity that invigorates the Lowry/Monroe intersection and helps catalyze adjacent development along the Lowry Avenue corridor. To achieve this objective, the developer could demolish the entire site for new construction of commercial or mixed-use destination retail, restaurant, commercial services, or similar use or renovate the existing building(s) for destination retail, restaurant, commercial services, or similar use.

All development concepts should include pedestrian-oriented design, public realm landscaping improvement and functional art installations that promote walkability, bike-ability, safety, and transit use. Adequate space for a new transit shelter and plaza at Monroe and Lowry and significant green building practices and features related to energy and storm water management should also be incorporated.

The site is in the Holland Neighborhood and the designated neighborhood group, the Holland Neighborhood Improvement Association has been and continues to be active in the future reactivation of the properties.

Proposals are due to the City on or before 4:00 p.m. (CST) on Thursday, February 2, 2017.

The request for proposal (RFP) document and related materials are available on the City's website [here](#).

An optional RFP informational meeting will be held on Wednesday, January 4, 2017 at 3:00 p.m. at CPED's offices in the Crown Roller Mill Building, 105 5th Ave S, Suite 200, Minneapolis, MN 55401. To RSVP, email rebecca.parrell@minneapolismn.gov.

An opportunity to walk through the site is available to prospective proposers on Thursday, January 5, 2017 from 9:00 – 11:00 a.m. To RSVP, email rebecca.parrell@minneapolismn.gov.

Questions regarding this RFP should be directed via email to Rebecca Parrell at Rebecca.parrell@minneapolismn.gov. All questions are due no later than Monday, January 9, 2017. All questions and corresponding answers will be posted on the City's RFP website by Wednesday, January 11, 2016.

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