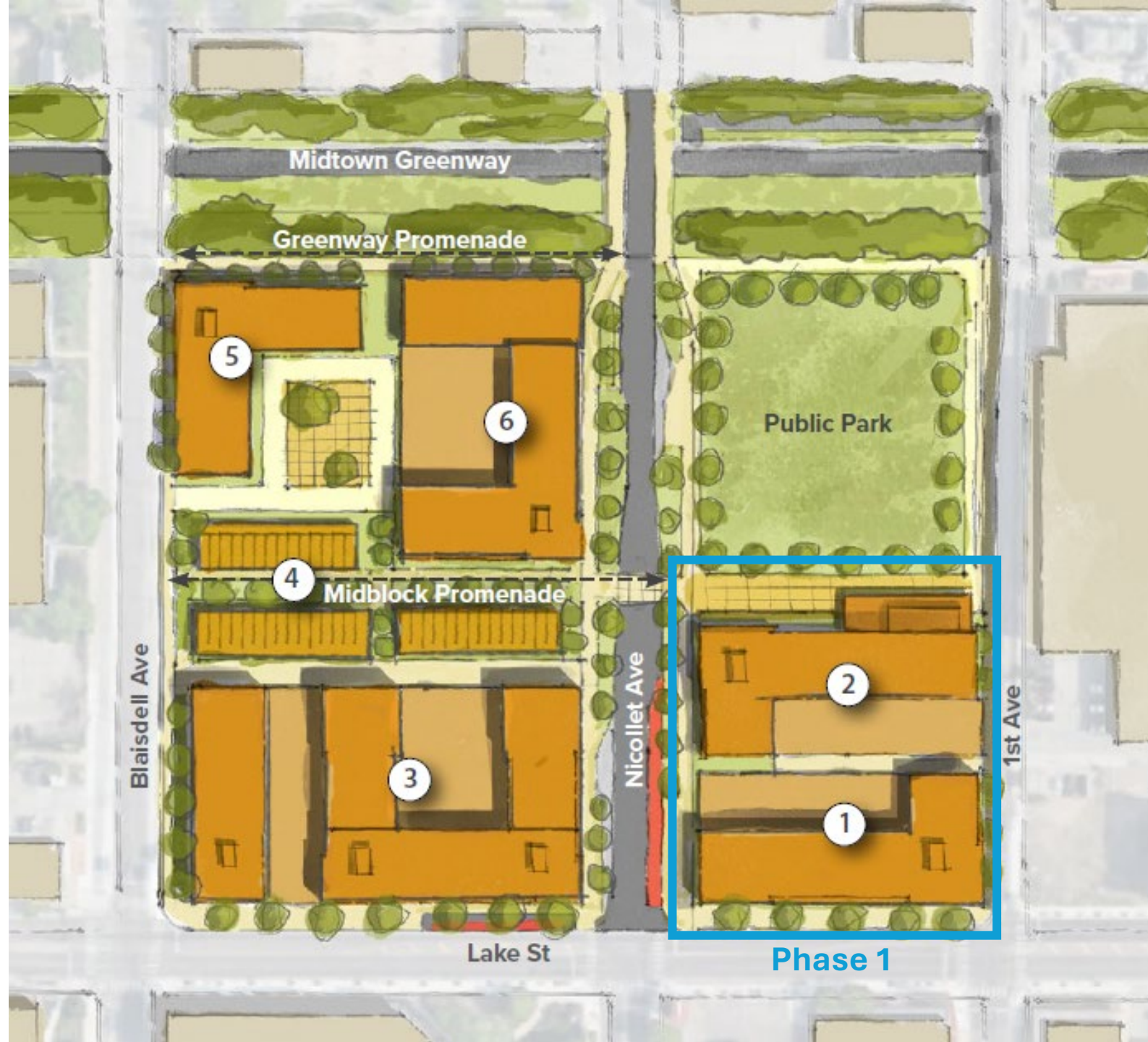


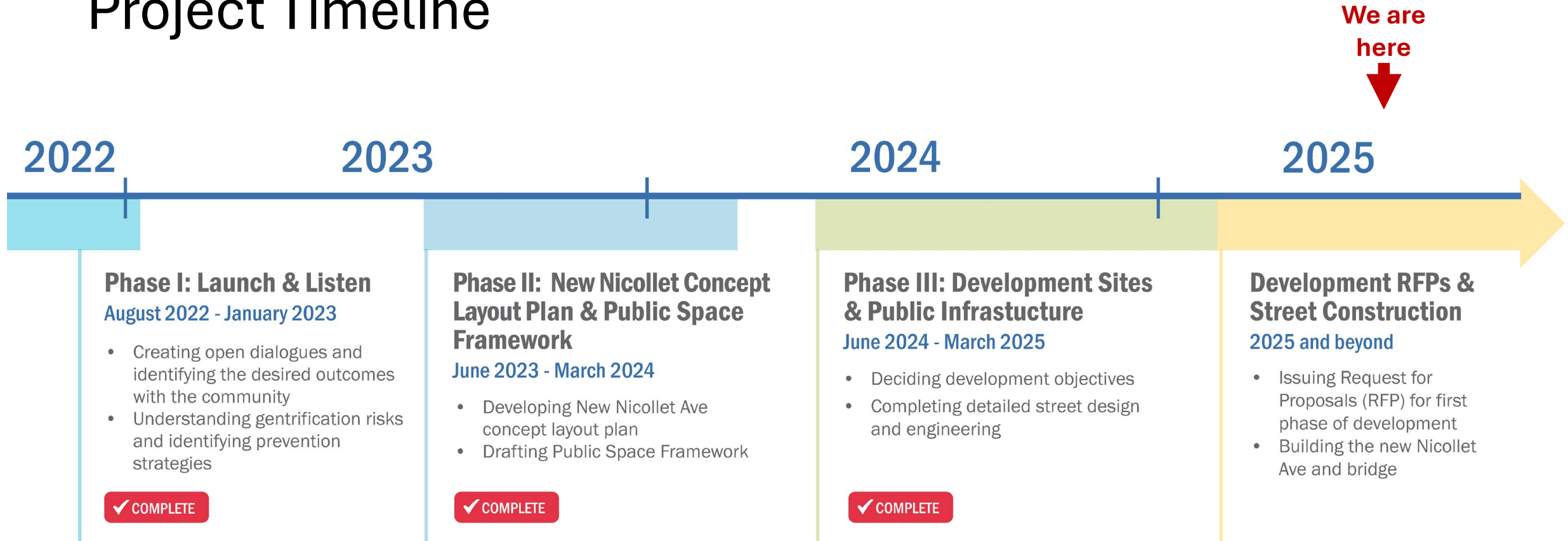
# New Nicollet Phase 1 RFP

Draft Development Objectives  
for Community Review

9/17/205



# Project Timeline



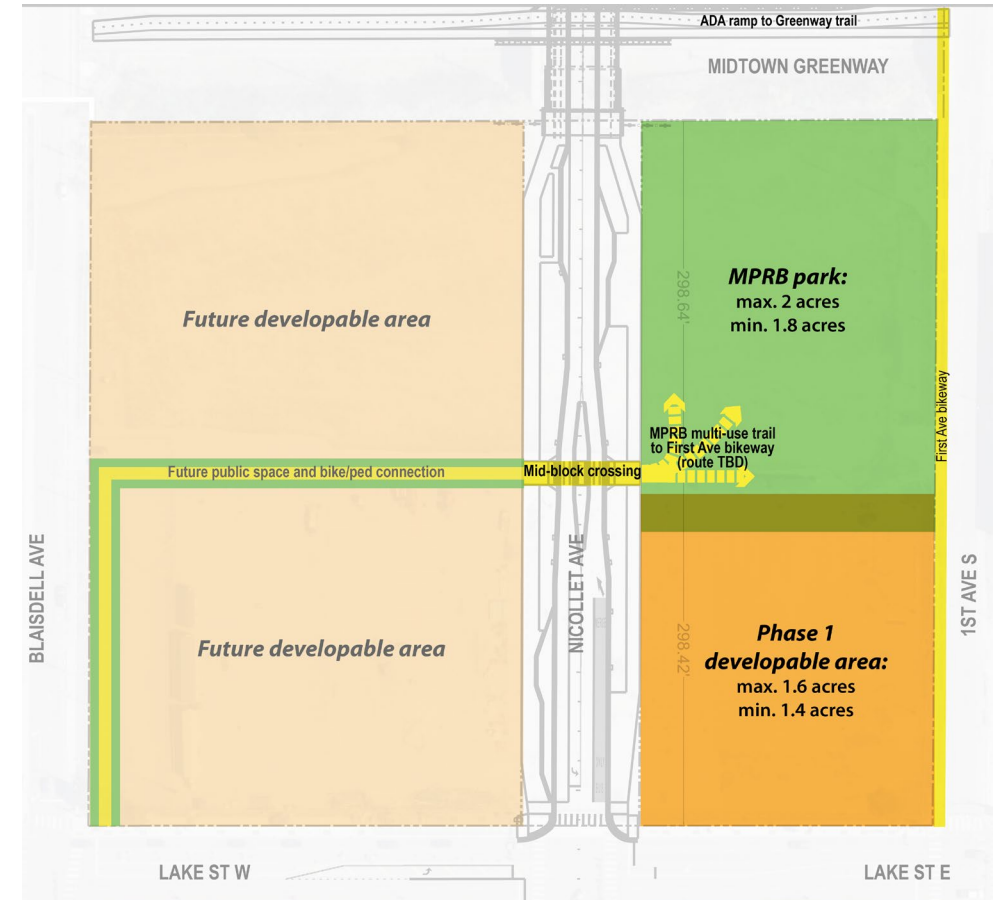
# Phase 1 Development Objectives and Priorities

DRAFT

These development objectives are grounded in the New Nicollet Development Framework and three years of community feedback. Carefully consider each objective and incorporate as much as possible into a proposed redevelopment project. Project elements that will make a proposal most competitive are described as "Competitive Factors."

**Area:** The developable area is shown in orange and will be platted in the future as one or more parcels. The total size is flexible between 1.4-1.6 acres. The developable area is adjacent to land being held for a future park to be owned by Minneapolis Park and Rec Board (MPRB). The size of the park is also flexible between 1.8-2 acres. Proposals should indicate the preferred size of the development parcel(s) and provide rationale for parcel sizing. Successful proposals will consider the interface of the building and the park (see following page for information about building uses).

**Building(s):** Develop the site with one or more buildings, proposed by one or more developer teams working in coordination. If multiple buildings, site plans should function cohesively. If multiple buildings, the area adjacent to Lake Street should be built first. Buildings must be a minimum height of 4 stories. Refer to zoning code for maximum height descriptions.





# Phase 1 Development Objectives and Priorities *continued* **DRAFT**

**Uses: Building(s) must be mixed-use consisting of affordable housing with ground-floor spaces to accommodate retail and nonprofit services. Other desirable elements are described as "competitive factors."**

- **Affordable housing:** proposals must meet the minimum requirements in the City's Unified Housing Policy, including the Community Preference Policy unless prohibited by a project funder. Projects will have to compete for affordable housing funding resources, which often require deep affordability to be competitive.
  - *Competitive Factors:* The City will prioritize proposals that include all affordable units and exceed the minimum requirements of the Unified Housing Policy.
  - Other competitive factors include one or more of the following:
    - a range of subsidized affordable housing units that are affordable at 30%, 50%, and 60% of AMI
    - family-sized housing units
    - supportive housing units
- **Ground floor uses:**
  - Active ground floor use(s) as described in the CM4 zoning district, focused on the corner of Lake St and Nicollet Ave.
  - Community-serving space for a not-for-profit organization.
  - *Competitive Factors:* The City will prioritize proposals that also include one or more of the following:
    - affordable commercial rents and/or tenancing by local businesses.
    - multi-purpose park program space for the MPRB immediately adjacent to and facing the future park.

# Phase 1 Development Objectives and Priorities *continued* **DRAFT**

**Access:** Vehicle access will be from 1st Avenue only. No access from Nicollet Avenue will be allowed, to support the community's vision of a green, pedestrian-friendly environment. Curb cuts will also not be permitted on Lake Street, due to traffic safety concerns. City-approved plans direct all parking and loading access to 1st Avenue for Phase 1 development projects.

**Urban design & public realm:** The Nicollet & Lake intersection is envisioned to be a significant commercial destination and a welcoming entry to the New Nicollet site. As the first new building(s) at the intersection, the architectural design should reinforce this vision and set the tone for a vibrant urban landscape.

- Any parking should be located within or enclosed by the building, entirely below grade, or in a parking garage of at least two (2) levels.
- Projects should incorporate building and site design that supports walking, biking, and transit use, as well as green spaces that introduce shade trees and landscaping to reduce the heat island effect.
- **Competitive Factors:** The City will prioritize proposals that also include one or more of the following:
  - additional open/public/green space amenities that are safe and accessible to the public or provide public benefits in

the form of placemaking, public health, etc. Spaces should be consistent with the concepts in the [Public Space Framework](#).

- private green spaces, such as community gardens and green roofs.
- public art that is integrated into publicly accessible outdoor spaces and/or spaces and structures that are visible by the public and consistent with the themes outlined in the [Public Art Themes: Narratives and History document](#).
- green infrastructure, including visible stormwater systems that people can connect with.

**Energy & Climate Competitive Factors:** The City will prioritize natural gas-free or nearly natural gas-free development proposals that also include one or more of the following:

- geothermal technology or other strategies to control tenant utility costs.
- meeting [Minnesota Housing criteria for Enhanced Sustainability Requirements](#) (Section 3.03) focused on energy efficiency, electrification, and healthy buildings.

**Expected timing:** Projects should be ready to compete in the 2026 funding rounds for affordable housing financing from public funders.

# Community-Serving Space details

Proposals should identify a tenant that aligns with the following guidance from previous community engagement efforts\*.

## **Community-serving space must:**

- ✓ Align with the desired uses identified through the New Nicollet community engagement process
- ✓ Be managed by a non-profit
- ✓ Be staffed during all open hours
- ✓ Be actively programmed during all open hours
- ✓ Be open and affordable to people from a range of backgrounds

\*See the [New Nicollet Redevelopment Desired Outcomes](#) document

**Desired community-serving uses\* include one or more of the following:**

### ➤ **Physical and mental health services**

*Examples include:*

- Exercise/fitness
- Play areas
- Culturally specific health care options
- Chemical-dependency treatment services

### ➤ **Economic and professional development services**

*Examples include:*

- Skill development for all ages (e.g. English language learning, digital literacy)
- Job training programs
- Library space
- Economic health (e.g. job training, financial literacy)

### ➤ **Cultural, spiritual, and social gatherings**

*Examples include:*

- Cross-cultural learning and immersion
- Family-friendly community space for art, performances, festivals, weddings, etc.
- Prayer spaces

# RFP timeline

2025					2026			
Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April
<b>Review draft RFP</b> <ul style="list-style-type: none"><li>• City internal</li><li>• MPRB</li><li>• Neighborhoods 9/17</li></ul>		<b>Release RFP</b> <ul style="list-style-type: none"><li>• Developer/non-profit mixer</li></ul>			<b>Developer selection</b> <ul style="list-style-type: none"><li>• Review committee</li><li>• Public engagement</li></ul>		<b>Council action</b> on EDR	<b>Affordable housing</b> funding apps begin
2026		2027			2028			
Funding / design / approvals / permits					Earliest possible construction			