

6900 85th Ave N RFQ

Pre-Application Meeting

March 23, 2020

Breanne Rothstein

Erika Byrd

Agenda

- Background
- Review RFQ
- Questions

1.0 Background

Background



- 6.16-acre parcel on NHCC campus at 6900 85th Avenue North
- Located 1 block from future BLUE Line Extension LRT Station
- Center for Innovation and the Arts planned on vacant parcel just to the west (7400 85th Ave N)
- CDI planning process completed in 2018 guides this as a mixed-use/ housing site
- NHCC designated as surplus (2018)
- NHCC would like to sell land and have site developed for housing. Asked the EDA to consider buying the property.
- EDA held work session December 2019
- EDA approved entering into a purchase option for the site February 2020
- EDA Issued RFQ March 16, 2020

What is being considered?



- City has determined they would like to acquire approx 1.1 acres of land for new well
- Remaining 5 acres could be developed for affordable housing with potential for small commercial or office

2.0 RFQ

Objectives

A successful project will:

- Strengthen the vitality of the area, promoting a high-quality design that enhances neighborhood assets.
- Provide affordable housing opportunities near the NHCC campus for individuals and families.
- Include amenities for the community or residents, with a preference for amenities desired by area students such as daycare, coffee, or convenience retail (if feasible).
- Partnership with local developers and/or contractors who are familiar and understand the Brooklyn Park community.

Key Dates

- RFQ posted – March 16, 2020
- Pre-Application Meeting – March 23, 2020
- Question Period Deadline – April 1, 2020
- Response to questions provided – April 3, 2020
- **Application Due Date – April 13, 2020, 5:00 p.m.**
- Developer Interviews – May 6, 2020
- Developer Selection – May 11, 2020

SCORING CRITERIA	POINTS
RELEVANT DEVELOPMENT EXPERIENCE	
<ul style="list-style-type: none"> ○ Successful experience with affordable housing and/or mixed-use developments as measured by combination of portfolio and experience/knowledge of the local community 	20
<ul style="list-style-type: none"> ○ Demonstration, in the proposed development team, to partner with local developers or professional services providers 	10
<ul style="list-style-type: none"> ○ Demonstrated long-term commitment to the sustainability of projects through ownership and/or property management 	5
ORGANIZATIONAL AND FINANCIAL CAPACITY	
<ul style="list-style-type: none"> ○ Demonstrated ability to provide private capital and secure financing for a project of a similar size 	20
<ul style="list-style-type: none"> ○ Financial and staff capacity necessary to organize and deliver a high-quality project of this type and scale, including experienced key project team members 	15
REPUTATION/REFERENCES	15
VISION/FINANCIAL PROPOSAL	15
TOTAL	100

Next Steps

- Developer selected (May 2020)
- Development agreement negotiations
- EDA approval (Summer 2020)

Questions?

Breanne Rothstein

Economic Development and Housing Director

763-493-8058

Breanne.Rothstein@brooklynpark.org

<https://www.brooklynpark.org/bids-rfps/>