

# 2116 Nicollet RFP Q & A

1. **Q: Do proposed projects need to include 100% of the design elements and goals listed in the proposal?**

A: No. We expect respondents to consider the RFP as a guiding document, and propose projects which incorporate as many of the desired parameters as are feasible.

2. **Q: Do responses need to include complete architectural renderings?**

A: No. We understand it takes time and money to develop a proposal. Full renderings are not required. We would however like to see initial concepts which clearly communicate the respondent's vision.

3. **Q: Is Whittier planning to have an investor as part owner or will Whittier and tenants own? Is financing complete?**

A: Whittier Alliance intends to retain a long term ownership stake in the final development. We are seeking a deal structure that considers this, but this overall goal can be achieved in a variety of ways. We expect each proposer to make their own recommendation of a conceptual deal structure.

The property is owned outright. We look forward to pursuing financing for this project in partnership, once we have a more refined project concept and design.

4. **Q: What are the square footage needs of the Whittier Alliance office space in the building?**

A: The square footage requirements will vary based on how the office is configured and which amenities can be shared. Currently, Whittier Alliance has 1200 sq. ft in total, with 4 working desks and a large conference table fit for 8 people, as well as basement with storage space for tables, chairs, tents and files.

Our new space can be smaller in size if shared building amenities can thoughtfully meet the needs of our office as well as other tenants. We would like our own working space (accommodating a team of 3-5 people), with a few hundred square feet. We would like shared amenities such as, conference rooms, office equipment, prayer or private rooms, bathroom, kitchen space and storage. Some sort of conference or meeting space is a requirement, and a community or public gathering space that could house larger groups would be an additional benefit.

5. **Q: What was the site being used for previously?**

A: It was originally single family homes. It was converted into a funeral home throughout the 30s that was torn down in the late 90s. It has been vacant since, but zoning has changed since then. A phase 1 environmental assessment is available upon request.

**6. Q: Has Whittier thought about the whole overall cost? How much has Whittier come up with so far?**

A: The site acquisition was \$210,000. Whittier Alliance has additionally contributed roughly \$55,000 to additional closing costs, a Phase 1 study, community engagement, taxes, and other holding costs. We are seeking a partner to contribute to the pre-development and equity costs.

**7. Q: Have you applied for any City/County funding?**

A: We can't seek it until we have a partner and a refined project concept and designs. The project will probably be in the \$8-12+ million dollar range, but we are not in a position to apply until we have a partner and a plan.

**8. Q: Are you looking for a specific affordability range for the project?**

A: No, but we prefer to have at least some below market rate units. The unit mix could be fully affordable or mixed-income - the building does not necessarily have to be 100% affordable units.

**9. Q: What level of net zero are we aspiring to? Do we want parking?**

A: Sustainability is the number one design aspiration noted from community input. Specific sustainable elements or net zero goals are at the discretion of the proposer, based on feasibility and their experience with other projects. Some examples of ways which proposed projects could achieve environmental goals include: on-site energy production/solar, indigenous plants/rain gardens, green roof, or water reclamation systems. These are only some of the many possibilities and we look forward to the creative ways in which respondents suggest meeting the goal of environmental sustainability.

Parking is not required by the city. Because of the scale of this site it may be difficult to include parking. Noting the community's priority for environmental sustainability, we are open to projects which do not include parking.

**10. Q: Are there similar projects that would be a model to what you envision for this development?**

A: We are looking for creativity! While none of the below ideas are something we're looking to replicate in full, each of them have some compelling element:

[Jolene's Second Cousin](#) (Portland), a single room occupancy (SRO) building with shared resident amenities and an innovative resident governance model.

[The Maker](#) (Minneapolis), a live/work building with street-facing retail options for tenants.

[2281 NW Glisan](#) (Portland), a beautifully designed mixed-use development with retail, office, and housing on a small scale.

[PERIS Hill](#) (Minneapolis), a new 45-unit complex with dedicated units for young adults transitioning out of foster care, designed with their input.

[1059 Willamette](#) (Eugene), a mixed-income building offering modest affordability and entrepreneurial ground floor spaces as well as community art opportunities.

[Laurel + Olive](#) (Minneapolis), a transit-oriented, eco-living development.

[Capitol Core](#) (Seattle), a beautifully designed residential building that includes communal rooftop space, bike storage, and high performance building practices. The development makes the most of a small lot (2700k)

[Fir Street Flats](#) (Bothel, WA), A well-designed, 3-story mixed-use building that includes apartments and one commercial space on a small lot.

[502 Deering Center](#) (Portland, ME) An elegant three-story mixed-used building that adds three street level retail spaces and housing with large and small unit sizes. The building also created a woonerf to create vehicle access to the rear of the building.

[731 E. 5th Street](#) (Los Angeles) An eight-story building with 51 residential units - including 50 affordable single room occupancy units and one manager's apartment - in addition to 433 square feet of residential support services and a single parking space.

[Flow House](#) (Long Island, NY) An eight -story building with 12 condos and ground-floor commercial space. The building features a high quality design and maximizes a constrained lot.

**11. Q: Are there any precedents for the community engagement piece of the project?**

A: [Project for Pride in Living \(PPL\)](#) and the Cultural Wellness Center are developing a project at 3030 Nicollet with family sized affordable units, and condoized commercial space. They have tried to bring the community along to build up the capacity for the project. Some aspects from that project could be incorporated into this project.

In general, we do not expect applicants to be engagement experts, but we are seeking a partner who can leverage our organization's robust community engagement skillset to co-create a more inclusive community-led process.

**12. Q: Regarding community engagement follow up, what kind of housing has been needed in the neighborhood?**

A: The Whittier neighborhood has a broad diversity of housing options and typologies. We are interested in building new housing options on this site which may not be largely represented in recent new construction projects in the area, which have been

predominantly studio and 1-bedroom units. This goal could be met by the inclusion of family sized units, SROs, or senior housing. These are only some of the many possibilities and we look forward to reviewing responses that thoughtfully consider the goal of creative housing solutions.

**13. Q: *What are some other gaps or types of housing that our neighborhood doesn't have that may be needed?***

A: Housing for seniors, family sized units, SRO units. The goal is to explore what is possible. We are testing the bounds of what can be done, and looking for someone who can help us creatively do that. The neighborhood has represented a strong desire for more affordable rental options. Whittier Alliance has had a recent history of supporting new deeply affordable development projects. There is also a lot of energy around anti-displacement advocacy and that we are building for people that want to be here. We aim to reduce pressure on existing renters by adding new units to the market, particularly new affordable units.

**14. Q: *Is the site fenced off?***

A: It is accessible, the east facing side is open with no lock.

**15. Q: *Do you know about how trash pickup is happening at either of the adjacent commercial spaces?***

A: We do not have a dedicated space for trash pickup at the moment. We would have to partner with the building owner to the North/South. The alley is behind the building to the North and a parking lot is to the South and seems most accessible.

**16. Q: *Is Whittier Alliance able to help us find partners for this development?***

A: We cannot direct you to a specific developer and/or architect as a partner in the development, but if you share your name and interest, we are happy to provide it as a potential partner for anyone looking.

Lastly, please talk to us, we would like to be collaborative and help you throughout the process of creating the Proposal. This document will be updated with subsequently emailed questions and answers as they are received.