



Lowry & Penn Land Sale RFP Exclusive Development Rights Recommendation



Presentation Overview

RFP Process and Timeline

Community Engagement Summary

Penn East Site - Joint City - County Recommendation

Next Steps





RFP Process and Timeline

November 2024: RFP Issued

December 2024: Developer Meeting

March 2025: RFP Deadline

April-June 2025: Staff Review

July 2025: Proposer Interviews

August 2025: Finalist Selection

October 2025: Community Open House

October 2025: Community Survey

Dec 2025 - Jan 2026: Final selection

April 2026: Award development rights





Community Engagement Summary

Housing Uses:

- Affordable housing was the most strongly supported housing use.
- Those living in area placed high level of importance on ownership housing.
- Populations served by housing:
 - Unrestricted housing (non-age restricted) had a greater level of importance than age-restricted housing.
 - Housing serving youth or at-risk individuals had a high level of importance.
 - Housing geared toward college-aged people held least importance.

Commercial & Community Uses:

- Support for community-serving, locally owned commercial businesses.
- Business incubator and community event space moderately supported.
- Very strong support for public grocery/convenience store.

Project Design:

- Environmentally sustainable buildings on sites with trees/green landscaping received highest support.
- Providing parking, whether off-street or within the building, received support.



Penn East Site (Joint City-County Recommendation)

Project Name: Penn & Lowry | Developer: John Aish, Inc. (John Abulu & Stephen Obayuwana, leads)





Penn & Lowry Project Overview

- 49 units of affordable rental housing
 - a range of affordability from 30% to 60% of area median income
 - 14 supportive housing units
 - 35 family sized units
- Community room
- Outdoor amenities, including plaza and play areas
- Underground parking
- Potential for up to 5,000 sq ft of ground-floor commercial

Note: Project elements are subject to change during the pre-development and due diligence processes.





Next Steps

Developer: Pre-development work and due diligence

- Continue community engagement
- Refine project design and building programming
- Secure project funding

City and Hennepin County: Technical assistance and land sale negotiations

- Provide technical assistance and organize check-ins with the development team
- Negotiate terms of the land sale and redevelopment contract, to be approved by the City Council and County Board

<https://www2.minneapolismn.gov/government/projects/cped/lowry-penn/>