

James Madison Park Surplus Property Process
Score Summary Sheet

640 East Gorham St	Total Score
Walden Living	570
Lusson/Tierney	685
O'Kroley	672

646 East Gorham St	
Walden Living	571

704 East Gorham St	
Walden Living	462
Midwest Restoration & Preservation	506

James Madison Park Surplus Property Process
SCORES - 640 East Gorham St

640 E Gorham (Worden House) Criteria / Scoring

Points

Criteria		Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	TOTAL
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	15	10	10	10	10	12	10		8
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	5	4	5	3		3
Proposed use is compatible with the neighborhood	10	5	5	0	6	8	5		4
Financially sound proposal that will not require City funding	20	15	20	20	15	18	20		20
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	10	10	7	10	10		10
A proposal that keeps the structure in its current location	20	20	20	20	20	20	20		20
Development team qualifications and experience	20	15	20	10	12	15	15		15
TOTAL	100	80	90	75	74	88	83	80	570

640 E Gorham (Worden House) Criteria / Scoring

Points

Criteria		Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	TOTAL
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	15	15	15	15	15	15	14		13
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	5	5	5	5		5
Proposed use is compatible with the neighborhood	10	10	10	10	10	10	10		10
Financially sound proposal that will not require City funding	20	20	20	20	20	20	20		18
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	10	10	8	10	10		10
A proposal that keeps the structure in its current location	20	20	20	20	20	20	20		20
Development team qualifications and experience	20	20	20	20	18	18	19		17
TOTAL	100	100	100	100	96	98	98	93	685

640 E Gorham (Worden House) Criteria / Scoring

Points

Criteria		Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	TOTAL
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	15	15	10	15	15	15	14		10
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	5	5	5	5		4
Proposed use is compatible with the neighborhood	10	10	10	10	10	10	8		8
Financially sound proposal that will not require City funding	20	20	20	20	20	18	18		18
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	10	10	8	10	10		10
A proposal that keeps the structure in its current location	20	20	20	20	20	20	20		20
Development team qualifications and experience	20	20	20	20	19	18	20		19
TOTAL	100	100	95	100	97	96	95	89	672

James Madison Park Surplus Property Process
 SCORES - 646 East Gorham St

646 E Gorham (Ziegelman House) Criteria / Scoring

Walden Living								
Criteria	Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	TOTAL
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	10	15	5	10	12	10		12
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	4	5	3		0
Proposed use is compatible with the neighborhood	5	5	5	6	8	5		4
Financially sound proposal that will not require City funding	15	20	20	15	18	20		15
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	10	7	10	10		10
A proposal that keeps the structure in its current location	20	20	20	20	20	20		20
Development team qualifications and experience	15	20	10	12	15	15		15
TOTAL	80	95	75	74	88	83	76	571

James Madison Park Surplus Property Process
 SCORES - 704 East Gorham St

704 E Gorham (Collins House) Criteria / Scoring

Walden Living									TOTAL
Criteria	Points	Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	10	5	10	5	7	8	8	6	
Integration of public accommodation	25	0	25	0	5	5	10	2	
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	5	3	5	3	5	
Proposed use is compatible with the neighborhood	10	5	10	3	6	8	5	4	
Financially sound proposal that will not require City funding	20	15	20	20	15	20	20	15	
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	10	10	7	10	10	10	
Development team qualifications and experience	20	15	20	10	12	15	15	15	
TOTAL	100	55	100	53	55	71	71	57	462

704 E Gorham (Collins House) Criteria / Scoring

MRP									TOTAL
Criteria	Points	Shaw	Clausius	Maniaci	Clear	Wallner	Briski	Bramen-Wanek	
A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the structure	10	5	10	10	8	8	7	9	
Integration of public accommodation	25	15	25	20	19	8	15	20	
The proposed use is a permitted or conditional use under the current zoning code	5	5	5	5	4	5	4	5	
Proposed use is compatible with the neighborhood	10	10	10	10	8	8	6	8	
Financially sound proposal that will not require City funding	20	10	5	15	13	10	15	15	
Development schedule that is mindful of the City processes that will be required (referendum)	10	10	5	10	7	10	10	10	
Development team qualifications and experience	20	15	5	10	16	12	13	18	
TOTAL	100	70	65	80	75	61	70	85	506