

## 800 North Block East Washington Ave - Proposal Review

### Requirements (per RFP)

Public Submission	C.D. Smith	Gebhardt	T. Wall
a) Program and Concept	✓	✓	✓
b) Composition, expertise and experience of team	✓	✓	✓
c) Site and bldg plans, bldg elevations, sketches	✓	✓	✓
d) Land uses, Business types, units counts, SF / use	✓	✓	✓
e) Development's compatability with surrounding context and how it adds vitality to surrounding blocks	✓	✓	✓
f) Unique design elements or features / signature development aspects	✓	✓	✓
g) Timetable for major phases	✓	✓	✓
h) Overall economic impact, tax base generation, construction and post-construction jobs	✓	✓	✓
i) Marketing plan	✓	✓	✓
j) Developer's desired approach for ownership (option, length of time, etc.)	15 month option, purchase entire site	Purchase entire site within 15 months of acceptance	12 month option, then purchase entire site
Sealed Submission	C.D. Smith	Gebhardt	T. Wall
k) Financial strategy (sources & uses), project feasibility, NMTC, etc.	✓	✓	✓
l) Estimate of value calculations	✓	✓	✓
m) Estimate of annual property tax payments (life of TIF)	✓	✓	✓
n) City TIF investment	✓	✓	✓
o) Payback of TIF	✓	✓	✓
p) Developer guarantee proposal	✓	✓	✓
q) Terms of TIF	✓	✓	✓
r) Financing component (by bldg)	✓	✓	✓
s) Sources of funds / commitments	✓	✓	✓
t) Uses of funds and basis of cost estimates	✓	✓	✓
u) Three yrs monthly cash flows	✓	✓	✓
v) Annual cash flow (term of TIF or minimum 10 yrs)	✓	✓	✓
w) Purchase price, request for City assistance	✓	✓	✓
	C.D. Smith	Gebhardt	T. Wall
Commercial SF	159,400	115,000	60,929
Known Proposed Commercial Uses	Fresh Madison Grocery (35k SF)	Metcalfe's Grocery (50k SF)	Fresh Madison Grocery (35k SF)
	Office (61k SF)	Sustain Dane (3k SF)	Retail commercial (26k SF)
	Commercial (34k SF)	Viesmann Group (15k SF)	Library Kiosk
	Potential Paterson St Office Expansion (28k SF)	Underground Food Collective (2,500 5k SF)	Street level food garden (1k SF)
			Rooftop garden (10k SF)
Residential SF	210,000	239,000	262,613
Residential Units	200	262	288
Mkt Rate Apartments		18	270
Affordable Apartments		45	
Live / Work Units		14	18
Owner Occupied Units		22	
Parking	726	523	476
Structured stalls		35	288
Surface stalls		172	188