

**Union Corners RFP****Proposal Review**

(RE Project #9960)

Red cells indicate inadequate / extra information

## Requirements

	Stone House / Livesey	C.D. Smith / EUA (A)	C.D. Smith / EUA (B)	Radiance	Com. By Design	Gorman
<b>1) Development Team</b>						
a. Composition, expertise and experience of team, including past projects	✓	✓	✓	✓	✓	✓
<b>2) Design Concept / Land Use(s)</b>						
a. Development program / concept	✓	✓	✓	✓	✓	✓
b. Site and Building plans, Bldg elevations, sketches	✓	✓	✓	✓	✓	✓
c. Land uses, business types, unit counts, SF per use	✓	✓	✓	✓	✓	✓
d. Demonstrate compatibility with surrounding context	✓	✓	✓	✓	✓	✓
e. Describe unique elements / features to create a signature development	✓	✓	✓	✓	✓	✓
f. 2504 Winnebago - Concept Site plan for entire site	✓	✓	✓	✓	✓	✓
g. Master Developer or subdivide?	Master Developer	Master Developer	Master Developer	-	CBD will sell off portions of the site	Master Developer
<b>3) Economic and Community Benefits</b>						
a) Purchase Price (separate envelope)	✓	✓	✓	INCLUDED	INCLUDED	✓
b. Financial strategy, funding mechanisms, experience with financing, City funding request	\$5mm TIF	anticipate TIF	anticipate TIF	-	\$11M TIF	\$14.8M TIF
c. Overall economic impact: tax base generation, construction jobs, permanent jobs	✓	✓	✓	-	✓	✓
d. Other community benefits	✓	✓	✓	✓	✓	✓
<b>4) Ownership structure (outline, how long)</b>	✓	✓	✓	-	✓	✓
<b>5) Process / Timeline</b>						
a. Timetable for each major phase	✓	✓	✓	✓	✓	✓
b. Summary of marketing approach / plan	✓	-	-	✓	-	✓
c. Neighborhood participation process	✓	-	-	✓	-	✓
d. Timeframe for phasing and development	✓	✓	✓	✓	✓	✓
	Stone House / Livesey	C.D. Smith / EUA (A)	C.D. Smith / EUA (B)	Radiance	Com. By Design	Gorman
Residential SF	219,586	188,436	218,436	355,200	209,650	181,180
Residential Units	158	250-300	350-400	444	199	185
Commercial SF	172,600	135,518	193,518	199,000	228,000	135,045
<b>Parking (total)</b>	<b>898</b>	<b>660</b>	<b>660</b>	<b>950</b>	<b>560</b>	<b>678</b>
structured	386	575	575			490
surface	512	85	85			188
<b>Public Space</b>	Land donated for public use	Outdoor Farmer's Market	Outdoor Farmer's Market		Public Market, Arts Collaborative	Library (16,545 SF condo for \$2.1 mm)
<b>Land Purchase / Phasing</b>	All land purchased at once by one buyers w/in 15 months of acceptance of proposal	Master Developer Option, acquired in phases	Master Developer Option, acquired in phases	N/A	12 month option; land purchases paid in 4 equal annual installments	Land taken down in 4 phases, each owned by separate LLC; final purchase in Q1 2017