

**GOLDEN URBAN RENEWAL AUTHORITY (GURA)**

**REQUEST FOR QUALIFICATIONS AND REDEVELOPMENT CONCEPTS**

**RFP05-002**

**LOT A**

**GOLDEN, COLORADO**

**PROPOSALS DUE BY 4:00 P.M.,  
MONDAY , May 16, 2005**

**AT**

**GOLDEN URBAN RENEWAL AUTHORITY  
1111 WASHINGTON AVE., SUITE 115  
GOLDEN, CO 80401**

**Request for Qualifications and Development Proposals  
Golden Urban Renewal Authority  
Golden, Colorado**

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## **GOLDEN URBAN RENWAL AUTHORITY**

### **SECTION A – REDEVELOPMENT AREA BOUNDARIES & DATA**

1. Land Area & Location: The lot to be developed is approximately a 9,000 square foot parcel at the northwest corner of 12<sup>th</sup> and Jackson Streets, just ½ block to the east of Downtown Golden. The parcel’s western boundary is Prospectors Alley, and its northern boundary is the Clear Creek Square parking structure.
2. Access: The parcel is centrally located, and easily accessed by Golden’s main streets: Ford, Jackson, and Washington.
3. Utilities: All public utilities are on site.
4. Zoning: The parcel is within the Clear Creek Square PUD and is zoned for light commercial, mixed-use residential, office, and retail.

### **SECTION B – GURA REDEVELOPMENT GOALS**

1. Maximum redevelopment of the project area. The site plan is approved for a single story building. GURA is interested in reviewing proposals for two and three story buildings, and would lead the site plan amendment process to allow for such a change. The site is also allocated 26 spaces in the adjacent parking structure.
2. Maximize the long-term viability and sales tax potential of the area. The preferred uses in order of priority include:
  - High traffic retail and/or restaurants
  - Other commercial (office, high-tech flex, etc.)
  - Supporting residential
  - Appropriate parks and open space
  - Surface or structured parking
3. Long-term quality of design that uses the best available technology and achieves high rates of energy efficiency. Compliance with specified component of the LEEDS rating system will be required.
4. The plan must be feasible (including market, financial, political, physical and implementation feasibility factors) and should be implemented as soon as possible.
5. Eliminate existing blight and the spread of blight.

### **SECTION C – ANTICIPATED ANALYSIS / REDEVELOPMENT PROCESS**

The goal of GURA is to select preferred developer(s) based on conformance of the proposed development concept with the Golden Urban Renewal Plan, the feasibility of the proposal and the qualifications of the proposed developer(s).

Then, GURA and the selected developer(s) will negotiate an agreement to proceed with a process of testing, refining and implementing the redevelopment project

## **SECTION D – REQUEST FOR QUALIFICATIONS & CONCEPTS PROCESS**

### 1. Submittal Outline

Please include the following information:

- a. Firm and contact, including qualifications, experience and references .
- b. Concept plan with as much detail as possible, including property(s) included, uses, plan concepts and any tenant commitments .
- c. Schedule, including proposed due diligence process and contingencies .
- d. Any property ownerships and/or options, etc.
- e. Financing and legal capabilities and plans .

Please indicate if any of the submission materials are confidential or proprietary.

### 2. Evaluation Criteria

GURA retains the right to reject all proposals or to accept proposals(s) which, in its evaluation, best respond to a balance of the following criteria.

- a. Quality of the proposed plan – conformance with GURA development purposes, goals and redevelopment plan.
- b. Projected long-term sales and property tax generation – considering uses, design quality, and sales tax generation potential.
- c. Long-term viability and competitiveness .
- d. Proven ability to perform and complete the project – including prior experience (especially any experience with similar urban renewal redevelopment projects), financial and legal capability and any pre-leasing or letters of commitment.
- e. Schedule – proposed due diligence and development timeline.
- f. Financial and legal ability of the proponent to implement the proposed project.
- g. Proposals which are consistent with the objectives and purposes of the Golden Urban Renewal Plan and urban renewal law of Colorado.
- h. Compliance with LEED-NC 2.1 standards as they apply to the checklists for “Water Efficiency,” “Energy & Atmosphere,” and “Indoor Environmental

Quality.” Follow the link at [www.gura.com/rfp05-002/leed-nc](http://www.gura.com/rfp05-002/leed-nc) for more information.

3. Submittal Deadline

Proposals are due May 16, 2005 to the following address:

Golden Urban Renewal Authority  
1111 Washington Avenue, Suite 115  
Golden, CO 80401

Copies of the GURA Redevelopment Plan and this Request for Qualifications & Redevelopment Concepts are available from the above address, or by visiting [www.gura.com/rfp05-002](http://www.gura.com/rfp05-002).

For questions about the project or proposal process, please contact Mark Heller at:

Voice: 303-279-4162  
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