

**Lots 2 and 4 Proposal Evaluation**

	High 3 Points	Medium 2 Points	Low 1 Point
<b>TO WHAT DEGREE DOES THE PROPOSAL FURTHER GURA'S GENERAL GOALS?</b>			
1. Conformance with Urban Renewal Plan			
2. Improve long-term viability and tax potential			
3. Eliminate blight			
<b>TO WHAT DEGREE DOES THE PROPOSAL FURTHER GURA'S GOALS FOR THIS SITE?</b>			
4. Rapid redevelopment per the RFP			
5. Increased density over current plan			
6. Designed for preferred uses per the RFP			
<b>TO WHAT DEGREE DOES THE PROPOSAL MEET THE GENERAL RFP CRITERIA?</b>			
7. The GURA's Compatible Business Guidelines			
8. The draft Downtown Design Standards and Guidelines			
9. Compliance with LEED-NC 2.1 standards			
10. Corner treatment			
11. Pedestrian interface			
12. Landscape plan			
13. Parking plan			
14. Marketing plan			
15. Quality and feasibility of the proposed plan, including its long-term viability and competitiveness			
16. Proposed purchase price and terms			
17. Developer's proven ability to perform and complete the project			
18. Schedule - proposed due diligence period, closing date, and development timeline			
19. Degree to which the sites would be redeveloped sustainably			
20. Degree to which the project obtains products, materials, and labor locally			
<b>TO WHAT DEGREE DOES THE PROPOSAL MEET THE RFP CRITERIA FOR LOT 2?</b>			
21. LEEDs certified objective at Silver or higher			
22. Architecturally compatible in building color and materials with Gateway Station and the Gateway Station Parking Garage			
23. Along 13th Street, the building will be aligned with Gateway Station			
24. Along Jackson Street, the building will be aligned with the Gateway Station Parking Garage			
25. Mixed-use or live/work in a two or three story configuration			
26. Must meet draft Downtown Design Standards and Guidelines			
27. Retail for first floor, such as high traffic retail and/or food service, although commercial or professional services other than FIRE are also acceptable			
28. Elevator required to lower level parking and to top floor			
<b>TO WHAT DEGREE DOES THE PROPOSAL MEET THE RFP CRITERIA FOR LOT 4?</b>			
29. LEEDs certified objective at Silver or higher			
30. Architecturally compatible in building color and materials of the Gateway Station Parking Garage			
31. Architecturally compatible with surrounding buildings, including historic Banks building			
32. Along 12th Street, the building will be aligned with the old "Ruby Bank" building			
33. Along Jackson Street, the building will be aligned with the Gateway Station Parking Garage			
34. Mixed-use or live/work in a two story configuration			
35. Must meet draft Downtown Design Standards and Guidelines			
36. Retail for first floor, such as high traffic retail and/or food service, although commercial or professional services other than FIRE are also acceptable			
37. Elevator required to lower level parking and to top floor			
<b>TOTALS</b>	0	0	0