

GOLDEN URBAN RENEWAL AUTHORITY (GURA)

REQUEST FOR QUALIFICATIONS AND REDEVELOPMENT CONCEPTS

RFP 08-001

LOT 2 and/or LOT 4

Golden Gateway Station Minor Replat #2

GOLDEN, COLORADO

**PROPOSALS DUE BY 4:00 P.M.,
MONDAY, SEPTEMBER 15, 2008**

AT

GOLDEN URBAN RENEWAL AUTHORITY

922 Washington Avenue, Suite 100

GOLDEN, CO 80401

**Request for Qualifications and Development Proposals for
LOT 2 and/or LOT 4
Golden Gateway Station Minor Replat #2
Golden, Colorado**

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SECTION A – REDEVELOPMENT SITE BOUNDARIES & CHARACTERISTICS

1. Land Area & Location:
 - a. Lot 2 is approximately 62'x 151.54' and 9,396 square feet. It is located along 13th Street between Jackson Street and Prospectors Alley, just ½ block to the east of Washington Avenue in Downtown Golden, Colorado. The parcel is bounded to the north by the Gateway Station Parking Garage, to the east by Jackson Street, to the south by 13th Street, and to the west by Prospectors Alley. See map attached as Addendum 1.
 - b. Lot 4 is approximately 77.49' x 101.03" and 7,828 square feet. It is located along 12th Street between Jackson Street and Prospectors Alley, just ½ block to the east of Washington Avenue in Downtown Golden, Colorado. The parcel is bounded to the north by 12th Street, to the east by Jackson Street, to the south by the Gateway Station Parking Garage, and to the west by Prospectors Alley. See map attached as Addendum 1.
2. Access: The parcel is centrally located, and easily accessed by Downtown Golden's busiest streets: Ford, Jackson, and Washington.
3. Parking: The sites are raw land with no parking allocated. However, each site abuts a "knock out" panel to an adjacent public parking garage that could provide access to the parking garage, but the use of the parking garage to satisfy parking code requirements remains uncertain.
4. Utilities: All public utilities are to the site. Secondary connections will be the Developer's responsibility and cost.
5. C-2 Zoning: Both sites are zoned for retail, mixed-use residential, and office.
6. Environmental Disclosure: Lot 2 was the site of a dry cleaners business many years ago that leached PCE into the soil and groundwater. The site has been remediated under a CDPHE authorized Voluntary Clean Up Plan and will be monitored for an additional year. A vapor barrier for this site might be required for development. More information on the remediation and monitoring plan is available from the GURA office.
7. Site Preparation: Spread footers from the parking garage extend into both sites below ground. Shoring remains underground along the northern walls of the parking garage from the construction of that structure. A 2' x 22.69' section of an adjoining subsurface structure occupies the NW corner of Lot 2. None of these should pose an impediment to development.

SECTION B – GURA REDEVELOPMENT GOALS

1. This RFP is designed to achieve the following goals for the Golden Urban Renewal Area:
 - a. Redevelop the Urban Renewal Area pursuant to the Urban Renewal Plan.
 - b. Improve the long-term viability and sales tax potential of the Urban Renewal Area.
 - c. Eliminate existing blight and prevent the spread of blight within the Urban Renewal Area.
2. This RFP is also designed to achieve the following goals for the sites:
 - a. Redevelop the sites quickly under the criteria described in this RFP.
 - b. The preferred uses for the sites include:

LOT 2

- i. LEEDs certified objective at Silver or higher.
- ii. Architecturally compatible in building color and materials with Gateway Station and the Gateway Station Parking Garage.
- iii. Along 13th Street, the building will be aligned with Gateway Station.
- iv. Along Jackson Street, the building will be aligned with the Gateway Station Parking Garage.
- v. Mixed-use or live/work in a two or three story configuration.
- vi. Must meet draft Downtown Design Standards and Guidelines.
- vii. Retail for first floor, such as high traffic retail and/or food service, although commercial or professional services other than financial, insurance, and real estate are also acceptable.
- viii. Elevator required to lower level parking and to top floor.

LOT 4

- i. LEEDs certified objective at Silver or higher.
- ii. Architecturally compatible in building color and materials of the Gateway Station Parking Garage.
- iii. Architecturally compatible with surrounding buildings, including historic Banks building.
- iv. Along 12th Street, the building will be aligned with the old "Ruby Bank" building.
- v. Along Jackson Street, the building will be aligned with the Gateway Station Parking Garage.
- vi. Mixed-use or live/work in a two story configuration.
- vii. Must meet draft Downtown Design Standards and Guidelines.
- viii. Retail for first floor, such as high traffic retail and/or food service, although commercial or professional services other than fire, insurance, and real estate are also acceptable.
- ix. Elevator required to lower level parking and to top floor.

SECTION C – SELECTION PROCESS

The goal of GURA is to select a developer(s) based on conformance with the development concept of the Golden Urban Renewal Plan and GURA's goals for the sites, the feasibility of the proposal, and the qualifications of the developer. After selection of the developer, GURA and the developer 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. Also include such information for corporate parents.
- b. Concept plan with as much detail as feasible, including uses, plan concepts, advanced architectural drawings, firm construction cost estimates, and any tenant commitments.
- c. Financing, design, and construction schedule, including proposed due diligence process and contingencies.
- d. Proposed purchase price and terms, including target lease rates and/or sales goals.
- e. Marketing plan.
- f. Evidence of financing.

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

2. Evaluation Criteria

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

- a. Conformance with GURA's purposes, goals, and Urban Renewal Plan, including but not limited to:
 1. the GURA's Compatible Business Guidelines;
 2. the draft Downtown Design Standards and Guidelines;
 3. Compliance with LEED-NC 2.1 standards;
 4. Corner treatment;
 5. Pedestrian interface; and
 6. Landscape plan.
 7. Parking plan.
 8. Marketing plan.

- b. Projected long-term sales and property tax generation.
- c. Quality and feasibility of the proposed plan, including its long-term viability and competitiveness.
- d. Proposed purchase price and terms.
- e. Developer's 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.
- f. Schedule – proposed due diligence period, closing date, and development timeline.
- g. Marketing plan.
- h. Degree to which the sites would be redeveloped sustainably.
- i. Degree to which the project obtains products, materials, and labor locally.

3. Submittal Deadline and Procedures

Proposals are due by 4:00 p.m., September 15, 2008 to the following address:

Golden Urban Renewal Authority
922 Washington Avenue, Suite 100
Golden, CO 80401
Voice: 303-279-4162
Fax: 309-279-4690
Email: mark@gura.com

Please submit 10 hard copies and 10 CDs.

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/rfp08-001.

For questions about the project or proposal process, please contact Mark Heller in writing at the address above. Only written questions about the project will be answered. Questions may be submitted by email (mark@gura.com). All questions with answers will be posted to the RFP weblink as well as emailed to the questioner.