

**DRAFT Scope**  
**1712 & 1714 Hawthorne Road**

The Gainesville Community Redevelopment Agency (CRA) invites proposals from restaurateurs, entrepreneurs and business owners interested in participating in the revitalization of Southeast Gainesville properties located at 1712 and 1714 Hawthorne Road, referred to hereafter as the “Redevelopment Site”.

The existing building is located near the intersection of SE 17<sup>th</sup> Street and Hawthorne Road. Hawthorne Road is a major corridor with high traffic in an area with underserved consumer demand for restaurants and retail. For these reasons, the CRA is interested in assisting a new business or an existing business that is expanding to locate at this site.

Desired use for the redevelopment site is a sit-down dining / restaurant establishment. Other uses may be considered, however the use should be consistent with the uses outlined in the proposed Southeast Gainesville Renaissance Initiative (SEGRI) Special Area overlay.

The CRA will entertain responsive proposals from existing business owners and/or entrepreneurs that envision financially feasible projects. Interested parties should provide information indicating that they will be able to operate their proposed business as a tenant in the building. Respondents should provide a description of the proposed business, including hours of operation, types of products sold/services offered, estimated price points for said products/services, and target clientele. Respondents should also provide information that will allow the CRA to understand the character and ambiance of the proposed business.

Additionally, respondents should provide information related to the internal layout of the building, in order to demonstrate an understanding of the limited space issues inside the approximately 960 sq. foot building, and the respondent’s ability to successfully adapt to this challenge. An initial draft of the internal layout is included in this Request for Proposal (RFP).

The respondent must provide a detailed proforma indicating the anticipated sources and uses of funding for the project and a 3-year operating pro formas with forecasted revenues, expenses, and financing costs. For an existing business, financial statements for the previous 3 years are also required.

The CRA will serve as developer for the project, including design and construction of the site and expansion of the existing building. Architectural renderings of the proposed project and a conceptual site plan are included in this RFP.