

**DRAFT Scope
Lot 10 Redevelopment**

Desired uses for Lot 10 redevelopment (in preferential order) are: ground floor retail, office space (either technology oriented or traditional office space), hospitality, and residential (if needed). Should a residential component be included, respondents should understand that the CRA is not interested in increasing the inventory of Downtown student rental condos or apartments.

The CRA will entertain responsive proposals from developers that envision financially feasible and architecturally compatible projects not less than five and not exceeding twelve stories in height. The building must maintain retail or service businesses on the first floor with office/technology, hospitality, residential, or other proposed uses on the upper floors. The project site is adjacent to the new 855-space City parking garage, and the City supports the project using the parking garage to meet its parking needs. The developer must negotiate a price with the City if the developer wishes to use a portion of the garage for the project.

The developer must provide a detailed proforma indicating the anticipated sources and uses of funding for the project including development budgets and operating pro formas that present a minimum of ten years operating revenues, expenses and financing costs.

The developer must provide architectural renderings (3D perspectives and models are encouraged) of the proposed project and a conceptual site plan. These renderings will be used to evaluate the project's compatibility with the redevelopment plan and CRA goals.