



Downtown Clearwater Waterfront Development Opportunities

Harborview Site (Cleveland St. & N. Osceola Ave) and City Hall Site (Pierce St. & S. Osceola Ave.)

Call For Development Concepts No. 28-22

City of Clearwater

Due: June 9, 2022, at 10:00AM EST



Summary of Development Opportunity

The City of Clearwater (the “City”) is seeking development concepts for the sale of real estate to develop two (2) prime waterfront sites in Downtown Clearwater. The City invites qualified applicants to submit concepts and qualifications for the transformation of the two (2) City-owned sites into vibrant mixed-use properties that will bring activity and regeneration to Downtown, in support of the City’s vision for Downtown. The City will ultimately seek to select one (1) or multiple qualified Development Team(s) to redevelop the sites.

The two (2) parcels represent a prime development opportunity in the heart of Downtown Clearwater. These sites are each situated at an optimal elevation offering unparalleled waterfront views, and convenient adjacency to Downtown amenities. The new Imagine Clearwater waterfront park, which the sites overlook, is an \$84.6 million dollar transformation of the city’s Downtown waterfront into additional greenspace, marina facilities, a playground, gardens and entertainment venues. The bluff that the sites are situated along is located outside of Federal Emergency Management Agency (FEMA) flood hazard and risk areas and thus not subject to flood hazard regulation. The sites are also conveniently located a short distance from the world-renowned Clearwater Beach.

The sites are all located on Osceola Avenue, in the heart of Downtown Clearwater. The first parcel, the former site of the **Harborview Center** (+/- 1.43 acres), is located just to the north of the intersection of Osceola and Cleveland Street, Downtown’s major commercial corridor. Today, it is a vacant site adjacent to Clearwater’s Main Library and will be the main entry point from Downtown to the new waterfront park. The Harborview site is the City’s priority for redevelopment out of the two (2) sites, given its strategic location and adjacency to the park entrance. The other redevelopment site is the **City Hall site** (+/- 2.60 acres). The City Hall site is located at 112 S. Osceola Ave, at the intersection of Pierce St. and Osceola Ave. The City has relocated the functions of City Hall to a nearby building.

Downtown Clearwater is experiencing a significant uptick in investment and is strengthened by an emerging arts scene, a variety of international cuisines, and numerous special events. The City is committed to the success of the project and envision these parcels as a major opportunity to create more downtown residential concentration, and to connect Imagine Clearwater’s waterfront amenities with the downtown core.

With the recent creation of an Opportunity Zone in this area, the City continues to work closely with downtown stakeholders to promote private redevelopment in parallel with the City’s significant public improvement projects.

The City is open to a developer, or development team, which may be interested in developing one or both of the sites, understanding that the Harborview site is of special priority to the City. The optimal development partner(s) will be an experienced team that can successfully deliver a mixed-use development program that advances the City and the CRA’s vision for downtown and waterfront.

The City is required by City Charter to hold a public referendum to sell or lease the Harborview and City Hall sites for non-City-facility uses. The referendum process will occur following the evaluation and selection process of the prospective development partner.

Project Goals

As part of the Imagine Clearwater master plan vision, the two (2) parcels on the Bluff were identified as a major opportunity to strengthen the vibrancy of Downtown Clearwater alongside the new iconic waterfront park. These sites all have direct access to the waterfront park and its amenities, offer unparalleled waterfront views, and are an important point of connection between the waterfront and the rest of the Downtown Core and its major commercial corridor along Cleveland Street.

The City has five (5) major project goals for the redevelopment of the two (2) waterfront properties, listed below in order of relevance.

1. **Increasing vibrancy and economic activity in Downtown Clearwater.** The City expects that these development projects will increase Downtown's residential population and as a result will increase the level of downtown activity.
2. **Supporting activation of the new waterfront park.** The Imagine Clearwater vision is anchored by a signature waterfront park, which would benefit from a complementary mix of active uses on adjacent properties to ensure that the park is lively across a range of times and seasons.
3. **Improving connection between the waterfront and the rest of Downtown.** Projects developed on the sites should enhance the pedestrian experience for residents and visitors, knitting the new activity at the waterfront back to the core of Downtown.
4. **Setting a precedent for future Downtown development.** Imagine Clearwater is a transformational project, and the City expects that redevelopment of neighboring properties will follow and be instrumental in the creation of a cohesive vision for a more vibrant Downtown.
5. **Generating a financial return for the City.** The City expects to generate revenues from the disposition and redevelopment of the site, including both revenues from sale or leasing of the parcels and new tax revenues.

The City has developed a disposition strategy for both sites, including details for the City-led referendum for the Harborview and the City Hall sites.

Site Details

The City's two (2) available development parcels are all located along Osceola Avenue in the heart of Downtown Clearwater and offer unparalleled views of the Intracoastal Waterway and key connection to the new waterfront park. The points discussed in the section below outline the City's preferences for the redevelopment of both sites and potential developer partnership structures. The City will prioritize respondents that successfully integrate the City's preferences within their visions for the sites. Any proposed divergence from the stated policy preferences is permissible but should be stated with explanation.

The City will accept development concepts for any single site or both sites. It should be noted that the Harborview site is the City's priority for redevelopment given its prominent place at the entrance of the park.

OVERALL CONSIDERATIONS

- Both sites are in an Opportunity Zone.
- The City is in support of concepts utilizing the allowance for increased Federal Acquisition Regulation (FAR) and note an openness to flexibility for the sites to meet market demands and enhance value.
- The City will consider a mix of rentals and condos on the sites with a minimum target of 150 rental units on one site or across both sites. The City will take this objective into account in the evaluation of concepts.
- The City has identified ground-floor retail as a requirement to the Harborview site.
- Active ground floor uses that support a vibrant public realm are encouraged for both sites, as well as active retail uses if possible. An example of a desired active use is a restaurant overlooking the waterfront park.
- Public access from the site to the waterfront park is a requirement for the Harborview site and a strong preference for the City Hall site. This refers to accessibility from public or active uses on these sites that allow for pedestrian activity at some level.

- Any proposed project must comply with the Downtown District, which require quality architectural and site design, an urban development pattern that enhances the attractiveness of downtown Clearwater's built environment.
- The City is open to two (2) types of transactions—sale or ground lease for any of the properties.

HARBORVIEW SITE

Key Information

The Harborview site (+/- 1.43 acres*)¹ formerly housed the City's Harborview Center, which was demolished in February of 2019 to give way for other development uses. It is located near the intersection of Osceola and Cleveland Street, Downtown's major commercial corridor, and is envisioned as the main entrance to the park and a key component of the City's vision for downtown Clearwater. Located directly across from the heart of the planned waterfront park, the Harborview site will truly be the park's "front door." The site is adjacent to Clearwater's main public library building. The site's topographical location above the bluff may allow for the construction of parking below the building, tucked into the natural hillside.

The Harborview site is available for a fee simple disposition or a ground lease.

Core Considerations

- There is a strong preference for rental housing product and a requirement for active retail uses, such as one or more restaurants on the ground floor on this site. The City would also be open to a potential hotel use on this site should respondents deem that use desirable.
- The proposed project should also improve public access to the park from Osceola, both along the entry plaza and Library side of the building, including an active edge on the park side of the building along the Bluff walk. Public connectivity to the waterfront park is required on this site.
- The Harborview site currently contains approximately 112 parking spaces used by Library patrons. Any future uses will be expected to at least partially replace these parking spaces, potentially with the support of the City's parking funds. For planning purposes, the City and CRA currently assume that the redevelopment will accommodate approximately 50 parking spaces. Open space improvements (civic gateway, or welcome center) will be funded by the City as part of the park project.

CITY HALL SITE

Key Information

The City Hall site (+/- 2.60 acres) is located at the intersection of Osceola Ave. and Pierce St., a half block south of the Harborview site. This site also has direct access to the future waterfront park and is an important connection between the waterfront and the rest of Downtown. As a part of the overarching goal to encourage activity to downtown Clearwater, the City is open to respondents considering the potential for a cultural use aligned with the context of the overall site program proposed, if respondents deem this an attractive concept.

The City Hall site is available for a fee simple disposition or a ground lease.

Core Considerations:

* The total buildable site area is approximate. The Harborview site contains a boundary, designated by the Charter, which outlines the buildable area on the site.

- The City welcomes respondents ideas regarding a variety of uses on the site, potentially including, but not limited to, rental housing, condominiums, hotel, ground-floor retail, and cultural and civic uses (e.g., art or exhibition space).
- The City is open to a partnership to provide the parking needed to meet demand from the cultural / civic use.
- Public access to the waterfront park as described above is a strong preference on this site.
- The proposed project should improve pedestrian access from Osceola to the future park and encourage an active edge on the park side of the property.

Regulatory Framework

ZONING CONTEXT

Both properties have a future land use plan designation of Central Business District and are within the Downtown District as well as the Downtown Core Character District. Good urban design is important to all sites. The allowable FAR is 4.0 and the allowable density is 75 units per acre or 95 hotel units per acre. The Downtown Core has no maximum height limit or Impervious Surface Ratio (ISR) restrictions; however, building design criteria, such as step-backs do apply above a 75' height threshold. Attached dwellings require one parking space per unit and overnight accommodations require 0.75 spaces per unit. Most other uses have no minimum parking requirements. Refer to the [Clearwater Community Development Code](#) for additional details. More specifically, see Table 1 of the [Downtown Zoning District](#) for the full list of permitted uses and parking standards.

Respondents should propose development concepts that harmonize with existing and proposed adjacencies, encourage activation and public connections to the park, and create proper context with the business district and its buildings.

If the current zoning framework does not provide enough FAR or density, additional development potential exists through the Public Amenities Incentive Pool. The Community Development Board allocates additional FAR and density through the site plan review process.

OPPORTUNITIES FOR TAX CREDITS & ALTERNATIVE FINANCING

In addition to potential additional density and FAR granted by the Community Development Board, the City Council, the City and CRA will consider certain development incentives to support the achievement of the goals and requirements stated in this Call for Development Concepts. These incentives could include, but not be limited to, offsetting impact and development fees and funding for supporting parking and rental housing. The pool of incentives will be applied across the two (2) sites on a competitive basis, as utilized. Respondents are asked to state whether they intend to seek incentives, which will be evaluated as part of the Financial Feasibility and Financial Offer sections.

Additionally, the two (2) sites are in an Opportunity Zone, a designation provided as part of The Opportunity Zone program which was created as part of the 2017 Federal Tax Cuts and Jobs Act. If the Developer wishes to request incentives, it should outline the anticipated needs as part of its response.

Please see the below descriptions outlining the specific incentives identified by the City. More information is available on the City's [website](#).

Opportunity Zones and Tax Credits

Opportunity Zones

The sites are in an Opportunity Zone, a designation provided as part of The Opportunity Zone program which was created as part of the 2017 Federal Tax Cuts and Jobs Act. Opportunity Zones are economically distressed census tracts designated by the U.S. Treasury Department. By investing in an Opportunity Zone, through a qualifying Opportunity Fund, investors can defer and/or reduce their federal capital gains tax liability. These tax benefits increase the longer investments are held. There is no cap on the amount of capital that can be invested, and the Opportunity Zone incentives can be applied to a wide range of investments in real estate and operating companies.

City Parking Fund

City of Clearwater Parking Fund

The City of Clearwater's parking fund can be utilized to pay for construction of public or publicly accessible parking within the city. For the sites specifically outlined in this Call for Development Concepts, use of the parking fund is dependent on the type of parking use proposed (i.e., public or private, and use of area requiring parking support, such as a hotel convention center). Based on use, the City will provide \$25,000 for each public parking space provided up to 100 spaces, or \$2.5 million for public use. Respondents must propose an operations plan for managing parking.

The City has budgeted \$10.5 million for the fiscal year 2023-2024 towards a Downtown Garage, which may be used to support this project. The garage, intended to be 5-7 stories in height, is intended to be located no further than two (2) blocks from the sites.

Reduction of Admin Fees/Impact Fees

City of Clearwater General Fund and Enterprise Funds

The City of Clearwater will provide support for streetscape improvements, permit fees, and impact fees via the General Fund and Enterprise Funds.

Direct City and CRA incentives would not apply to the following uses:

- Parking not required by zoning or which does not serve the general public;
- Office space; and
- Market-rate condominiums.

PROGRAMS & INCENTIVES – ADDITIONAL RESOURCES

For more information and a full list of the available programs please visit the City's [website](#).

Submission Requirements

Respondents to this Call for Development Concepts shall prepare submissions and seek clarification pursuant to the following requirements.

Inquiries, Questions, and Clarifications

All inquiries, questions and requests for clarifications/interpretations shall be submitted in writing to both amanda.thompson@myclearwater.com and Lori.vogel@myclearwater.com by **June 1, 2022**. Answers to questions will be provided by means of an addendum. Questions after this date may be answered at the City's discretion. During the period for which this call is being advertised and considered, the City's primary contact for information shall be:

Amanda Thompson; CRA Director
City of Clearwater
100 South Myrtle Ave. 3rd Floor
Clearwater, Florida 33756
amanda.thompson@myclearwater.com

Delivery

Submissions shall be marked “**No. 28-22, Downtown Clearwater Waterfront Development Opportunities**” and submitted electronically through the City bids website at:
<https://www.myclearwater.com/business/rfp>

Deadline

Submissions shall be received no later than **Thursday, June 9, 2022, at 10:00AM EST**. Submissions received after the specified time will NOT be considered.

Schedule

The following schedule is tentative and subject to change at the City’s discretion:

Call for Development Concepts Posted to Site: May 11, 2022

Advertise Tampa Bay Times: May 11, 2022

Information Session: May 18, 2022

Submissions Due: June 9, 2022

Presentations to City Council: June 13, 2022

The responses and information gathered from respondents will be used to select appropriate development partner(s). Eligible responses will demonstrate elements including, but not limited to, a specific proposed concept, a detailed financial plan and financial offer, and a detailed management structure for construction and property management.

The overarching goal for selection is to identify a Respondent whose submission successfully meets the goals and requirements of the call for development concepts, as envisioned by the City.

Respondent Requirements

The City invites for-profit development teams of one or more firms with a track record of successfully delivering mixed-use residential and/or hotel projects in urban centers for a minimum of ten years to submit responses. Complete teams should include firms with necessary development and management expertise as well as firms with necessary design expertise. Teams must have the ability and willingness to enter into a development agreement outlining the specific uses for the site and deed restrictions on the future sale of the property. Legal notices for development agreements must include the height and density of the project and must be contained in the Respondents submission to this call.

Respondent teams must clearly and completely address each of the following areas in response to be eligible for selection:

1. **Cover Letter.** Responding teams should prepare a cover letter stating their interest in the opportunity, summarizing the suitability of the assembled team and the materials presented to support the submission. This letter should also identify the primary contact person for the respondent organization.
2. **Team Introduction and Experience.** Respondents should include a description of the development team, the firms’ experience and qualifications, and relevant personnel experience and qualifications. The following aspects should be included:
 - a. *Development Team.* Description of the key firm(s) comprising the team, including architects, engineers, and other relevant consultant teams, and the role of each in the project. In this section, Respondent teams should include: a description of each key organization, its mission, a chart summarizing the overall team structure, and key firm management. For teams led by a joint venture, include the structure, percentage of ownership held by each lead, and the intended role (e.g., co-developer, limited partner, general partner).

- b. *Operators.* For all uses proposed, Respondents should provide detailed information on prospective operating partners, including letters of intent or interest to demonstrate feasibility. Information on operators proposed for cultural uses and hotel uses are especially of interest.
 - c. *Firm Experience and Qualifications.* Respondents should include examples of projects that demonstrate the team's experience with the proposed development program (mixed-use, residential condo or rental, retail, and/or hotel) and, if applicable, experience in development partnerships with public and non-profit sector partners. For all projects submitted as examples of relevant previous experience, Respondents should provide:
 - i. Project location.
 - ii. Project size and program description.
 - iii. The Respondent member's role in the project.
 - iv. Project completion date or expected completion date.
 - v. Public sector involvement, if any.
 - vi. Total project cost and financing structure, if available.
 - vii. A representative image or images of the project.
 - d. *Personnel Experience and Qualifications.* Respondents should demonstrate that their teams include personnel with the experience and expertise necessary to deliver a high-quality mixed-use development. Teams should include resumes for identified key personnel within the proposed team, including qualifications (within the current firm or in previous roles).
- 3. Development Plan.** Teams should include a description of their vision for redeveloping the site or sites. The City will accept development concepts for any single site or both sites. Respondents should include a development narrative, a vertical development concept, and their approach to a successful public/private partnership if appropriate. Building heights and density must be identified in the submission.
- a. *Development Narrative.* Respondents should provide a narrative accompanied by renderings, illustrations or simple diagrams to articulate the development approach. The inclusion of these visual representations is required. This section should cover at least the following aspects:
 - i. An overall vision for the sites that articulates the vision and preliminary concept, proposed program, design and massing approach, ground floor uses and site integration with the surrounding urban fabric, including Cleveland Street and the adjacent waterfront park.
 - ii. An approach incorporating good urban design that enhances the attractiveness of Downtown Clearwater's built environment; and
 - iii. Proposed development timeline and phasing, as well as preferred timing for the disposition of the sites within the context of a referendum vote for the Harborview and City Hall Sites. The City will work with the selected development partner(s) to reach a mutually agreed upon schedule. The overall timeline should include, but not be limited to, the following key project milestones:
 - 1. Project start;
 - 2. Due diligence and pre-development activities;
 - 3. Construction start and duration; and
 - 4. Initial occupancy.

- b. *Vertical Development Program.* Teams should include a detailed proposed vertical development program for each site. This section should include:
 - i. A description of how the proposed program fits into the adjacent context and overall development vision.
 - ii. For residential uses, the number of units, building height and total gross square footage.
 - iii. For any affordable and workforce units proposed, a description of how these units will be integrated into the development, the number of affordable units proposed, the total gross square footage, and proposed level of Area Median Income (AMI) at which the units will be affordable.
 - iv. For retail and office uses, a narrative description of the character of the space including how ground floor uses accomplish the Downtown zoning district requirements and desire for active retail uses, and total square footage. If prospective tenants or operators have been identified, letters of intent or interest may be included to demonstrate feasibility.
 - v. For hotel uses, a narrative description of the type and target market of the hotel product proposed, the number of keys, and total square footage. As previously noted, if prospective operating partners have been identified, letters of intent or interest should be included to demonstrate feasibility.
 - vi. For cultural uses, a narrative description of the type and integration/location of the use in relation to the remainder of the site, and total square footage. As previously noted, if prospective operating partners have been identified, letters of intent or interest should be included to demonstrate feasibility.
 - vii. For any privately-owned or funded public spaces, a narrative description of how these spaces enhance and connect to the surrounding context, the size, and location.
 - viii. For proposed parking uses, a narrative description of type of structure (surface, separate structure, below ground, etc.), users, size, and location.
 - c. *Approach to Public Partners.* Teams should include their approach to working with public stakeholders, including:
 - i. Approach to working with the City, including strategy to secure any necessary incentives.
 - ii. If applicable, approach to drafting a Pre-Development Agreement with the City to be used as a preliminary basis for the future operating agreement and eventual lease document.
- 4. **Financial Plan.** Teams should provide detailed information on their financial plan. This section should include evaluation of financial feasibility, all assumptions, a description of how they have effectively secured and leveraged significant funding streams from public and private sources, and their experience in assembling financing packages for mixed-use developments. The following aspects should be included:
 - a. *Pro Forma.* Teams must provide a detailed pro forma cash flow for proposed projects for a period lasting through the first ground rent reset or the first 10 years, whichever term is longer, including at a minimum:
 - i. *Program and Income Assumptions* such as operating revenues and expenses, development costs, and exit assumptions.
 - ii. *Sources Assumptions* such as sources of equity, debt, and subsidies
 - iii. *Uses Assumptions* including all hard and soft costs
 - iv. *Preliminary Construction and Permanent Financing Assumptions*
 - v. *Project Schedule and Timing Assumptions* including expected start date, stabilization, key intermediate milestones

- vi. *Project Yield Metrics* including the assumed discount rate, the internal rate of return, return on cost, and weight average cost of capital.

All cash flows should be submitted in PDF and Excel formats with active formulas clearly linking to an assumptions section on which all calculations were based. Respondents may submit proprietary cash flow models to meet this submission requirement.

- b. *Equity and Debt Sources.* Teams should include detailed descriptions of equity and debt sources for financing this project. This should include each investor's equity commitment to the project (including letters of commitment), and satisfactory evidence of Respondents ability to secure project debt (including tentative letters of commitment from prospective lenders).
 - c. *Financing Approach for Affordable Housing.* If including affordable housing, teams should include any intended use of tax credits, sources of state, local or philanthropic sources. Teams should include their experience in utilizing such sources and anticipated capacity to secure such funding sources.
 - d. *Conditional Public Funding Sources & Use of Incentives.* Teams should include whether they intend to use funding via available incentives.. This description should include which specific incentives will be used and the extent of funding desired. Teams should include detailed descriptions of other types of conditional public funding sources for financing this project. Teams should include their experience in utilizing such sources and anticipated capacity to secure such funding sources. If teams are utilizing both affordable housing funding sources and public funding sources, a total of two (2) financial plans should be submitted: one that assumes receipt of all funding sources and one that assumes the receipt of none of these sources.
 - e. *Construction Costs.* To the extent available, teams should include a general description of all estimated construction costs, including hard and soft costs, related to residential, retail, office, cultural, public, parking, and other uses. The description should also include general estimated infrastructure costs for the property such as site grading and earthwork, water and sewer, other utilities, paving, curbs, and gutters.
 - f. *Tenant and Leasing Approach.* Teams should include their approach to tenancing and leasing the building.
5. **Financial Offer.** Teams should include a description of their financial offer, including intent to propose a land acquisition or a ground lease. This section should include the Respondents concept for ownership strategy in either a fee simple purchase or ground lease, and where applicable, fair market valuation, land valuation, conversion rate, and desired schedule. Teams should also state their intention to retain a long-term ownership position in the project or sale of the developed project to a third party.
- a. *Property Valuation.* City staff will provide property appraisals for each of the sites in order to establish a baseline value, assuming the sale of each property. In their concept, Respondents are expected to factor in the fair market value provided by the City. If this is omitted, Respondents must provide an explanation and alternative concepts describing what value they intend to pay for the site. Respondents should note that while City Council can decide to accept offers that are below the appraised fair market value, this action is required to be approved through a referendum. In the event a ground lease is proposed, the fair market valuation and Charter processes do not apply. Once a concept is selected for negotiation, the City will revise the previous appraisal based on specifics such as the mix of uses and financial offer for a ground lease or fee simple disposition.

- b. *Ownership & Fees.* The City will support a flexible payment schedule for lease or purchase, and a 0% interest loan for land purchase. The City is responsible for funding all streetscape improvements and will consider reimbursement of impact fees.

EXPENSES

All Respondents responding to this Call for Development Concepts do so at their sole expense and risk. The City assume no financial or other obligation to Respondents who respond. The City will not be liable to any broker, consultant or other entity acting on behalf of any Respondent for any fee or payment relating directly or indirectly to its proposed concept.

NON-CONFIDENTIALITY

All concepts, qualifications, correspondence, and records made thereof, are public record and handled in compliance with applicable state and local laws.

Evaluation Criteria

SELECTION PROCESS

The City will evaluate proposed concepts in accordance with the requirements as well as any interviews, references, or other supplemental information provided. The Selection Process will include:

1. **Submission Review.** Submissions will be reviewed by the City to determine whether the Respondents concept fulfills all submission requirements and meets the minimum threshold requirements listed below.
2. **Invitation to Interview.** All Respondents are invited to present to City Council on Monday, June 13, 2022, at 8:00 a.m. in City Council Chambers, in which Respondents will have the opportunity to present their concept, approach to partnerships, timeline, development team, and financial plan.
3. **Final Decision.** The City will evaluate all comprehensive information to make a final recommendation to City Council for a preferred developer. All Respondents will be notified in writing of the final decision.

MINIMUM THRESHOLD REQUIREMENTS

The City will review all submissions based on quality, completeness, and compliance with the submission requirements and project goals. In addition, the City will only advance concepts that meet the minimum criteria listed below:

- **Housing.** The inclusion of rental and/or condo housing product in the sites, considering the City and CRA's target to deliver a minimum target of 150 rental units on one site or across both sites.
- **Active ground floors.** Active ground floors that support a vibrant public realm, such as retail, civic, and cultural uses, in order to increase vibrancy and economic activity in Downtown Clearwater.
- **Downtown Zoning District** Any proposed project must comply with the Downtown zoning district which require quality architectural and site design, an urban development pattern and the use of materials that enhance the attractiveness of Downtown Clearwater's built environment.
- **Financial offer.** The respondents concept provides a financial offer in the form of a fee simple purchase and/or ground lease for each of the sites considered in respondent's concept.
- **LEED Silver Certification.** All proposed buildings and structures shall be designed to LEED Silver certification standards, or a recognized and documented equivalent standard.

Please ensure that you specifically address each of the minimum criteria in your submission.

Selection & Finalization: City Council will authorize staff to begin negotiations with a preferred developer. Staff will then prepare a term sheet and development agreement for consideration. Council will adopt a development agreement contingent upon referendum results.

Selection Schedule

Milestone	Target Date*
Call for Development Concepts Issued	May 11, 2022
Pre-Bid Conference	May 18, 2022
Deadline for submitting questions	June 1, 2022
Deadline for posting answers to questions	June 3, 2022
Submissions Due	June 9, 2022 10:00 a.m.
Presentation to City Council	June 13, 2022 8:00 a.m.
Selection of Preferred Developer	June 17, 2022, at 9:00 a.m. (No later than June 23, 2022)
Tentative Development Agreement Reached	No later than July 6, 2022
Development Review Committee Meeting Community Development Board	July 7, 2022
Community Development Board	July 19, 2022
Referendum Questions Prepared and Finalized	July 21, 2022
Referendum Date	November 8, 2022

