

# Old Courthouse Redevelopment

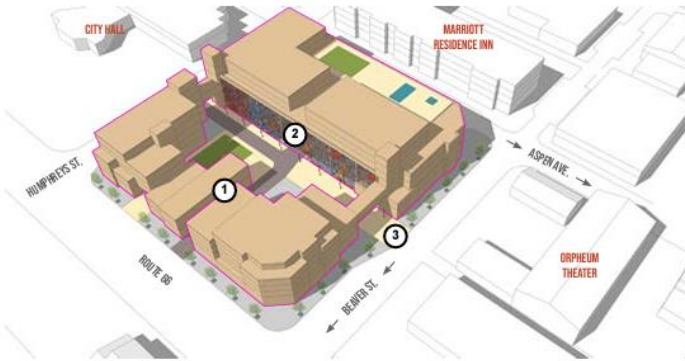




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## Framing the RFP

### A - OLD CITY COURTHOUSE



This concept shows the entire block redeveloping into a mixed use gateway to downtown. This catalyst project envisions a public-private partnership to redevelop into a mixed use block with a public-parking component. The program is to be determined, but any project on this site should give back to the community with public parking and public space. This location would also be ideal to contribute downtown housing and a small grocery/market.



The Dairy Block in Denver, CO is a public amenity with art, games, lighting, and seating areas. A boutique hotel and lobby bar is one use that activates the space.

- 1 City should issue Request for Proposals for development on this block. Scenario shown would include the entire block redeveloping at once. This scenario shows three primary structures with massing broken up to fit into the context of downtown. Uses should include residential units and ground floor retail. Office and hotel uses may also be appropriate. A small corner market to support downtown residents is also desired.
- 2 Any future development proposal should include some amount of public parking (exact number to be negotiated) to serve downtown businesses.
- 3 Maintaining alleys is desired. This scenario shows a wide pedestrian-only alley and plaza for a half block at Beaver Street that would be activated with adjacent uses and connected across Beaver to the downtown core alleys. The parking structure could include a thru-drive passage to enhance connectivity and options for entering and exiting to avoid congestion (see next page.)



The diagram above shows how site circulation to parking could work. All entries/exits would be right in, right out due to Aspen being a one-way street and Route 66 and Humphreys being busy streets. This concept envisions a pedestrian-only alley for a half-block at Beaver Street with a safe mid-block pedestrian crossing to allow pedestrians a safe and interesting walk that connects to the downtown core and activated alleys.



A pedestrian alley in Rapid City, SD that is similar to the concept shown, with parking structure on one side (with flat floors and high ceilings for future adaptive reuse) and businesses activating the other side. Ample pedestrian-scaled lighting, flowers, and other amenities keep the space looking nice and feeling safe.



Parking areas should be screened from public view. When facing a public street, design the edges with active building uses, when feasible, or design to look like a building with similar bay rhythm and materiality. When facing an alley, use creative screening techniques, such as mesh, screens, green walls, or design to look like a building.



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## Proposal Considerations – Development Minimums

- Public parking spaces required
- Economic activation of entire block and/or other downtown properties
  - Sales tax generation/mixed use/jobs/services



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## Proposal Qualifications

- Sound business with sound business plan
  - Previous experience
  - Concept plan and proforma



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## Evaluating Proposals

- RFP will value certain things over prescribing:
  - Price for land
  - Parking
  - Conformity with Downtown Vision
  - Housing
    - Examples will be provided
  - Sustainability
    - Examples will be provided
  - Economic activation of the entire block or other downtown parcels
  - Project approach



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## Timeline

- RFP Wrapped up – end of March 2024
- Procurement/Legal Review – 4 weeks (April 31, 2024)
- RFP out for response – May 2024
  - 60 days (Mid-June/beginning of July)
- Review Responses – at least 30 days (need to factor in schedules and if interviews are needed) – July/August 2024
- Council Approval September 2024