

Block 10 Update

VANCOUVER
CITY HALL

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Vancouver
WASHINGTON

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Vancouver City Council Workshop

Teresa Brum, Economic Development Division Manager

Linda Carlson, Real Property Specialist

Block 10 Update

- Background
- RFP Process and Criteria
- Results of RFP
- Next Steps

Background: Block 10



RFP Issued:
5/2/2016

Proposal Due Date:
7/29/2016

RFP: Evaluation Criteria

A: Development Program and Design

Advances City of Vancouver Objectives.

Consistent with zoning regulations and Vancouver City Center (VCCV) goals.

B: Development Team Capability

Demonstrated successful experience on projects similar in scope and type.

Completeness of concept plan, budget, and schedule demonstrates a high level of interest.

C: Business Terms

Financially feasible and minimizes City of Vancouver financial assistance.

Purchase price and schedule for property conveyance and project completion.

Proposed terms maximize the long-term value and public benefits derived from redevelopment of the Property.

RFP: Possible Outcomes

- A. A request for additional information from one or more RFP respondents, including potential interviews, or
- B. The issuance of a new RFP or RFQ open to all potential development teams, or
- C. Take no action

RFP: Proposal Responses

Three Proposals:

- One was withdrawn by applicant
- LSW Architects proposed a mixed use development with retail, office, and an urban elementary school.
- Gramor Development proposed a mixed use development with housing and ground floor retail, including a grocery store.

RFP: Proposal Process

Block 10 Review Committee

1. Rated proposals in reference to RFP Review Criteria
2. Interviewed proposers and requested additional information
3. Evaluated proposals in reference to RFP Review Criteria

Block 10 Proposal Review:

LSW Architects

Mixed use development with an urban elementary school

Block 10 Proposal: LSW Architects

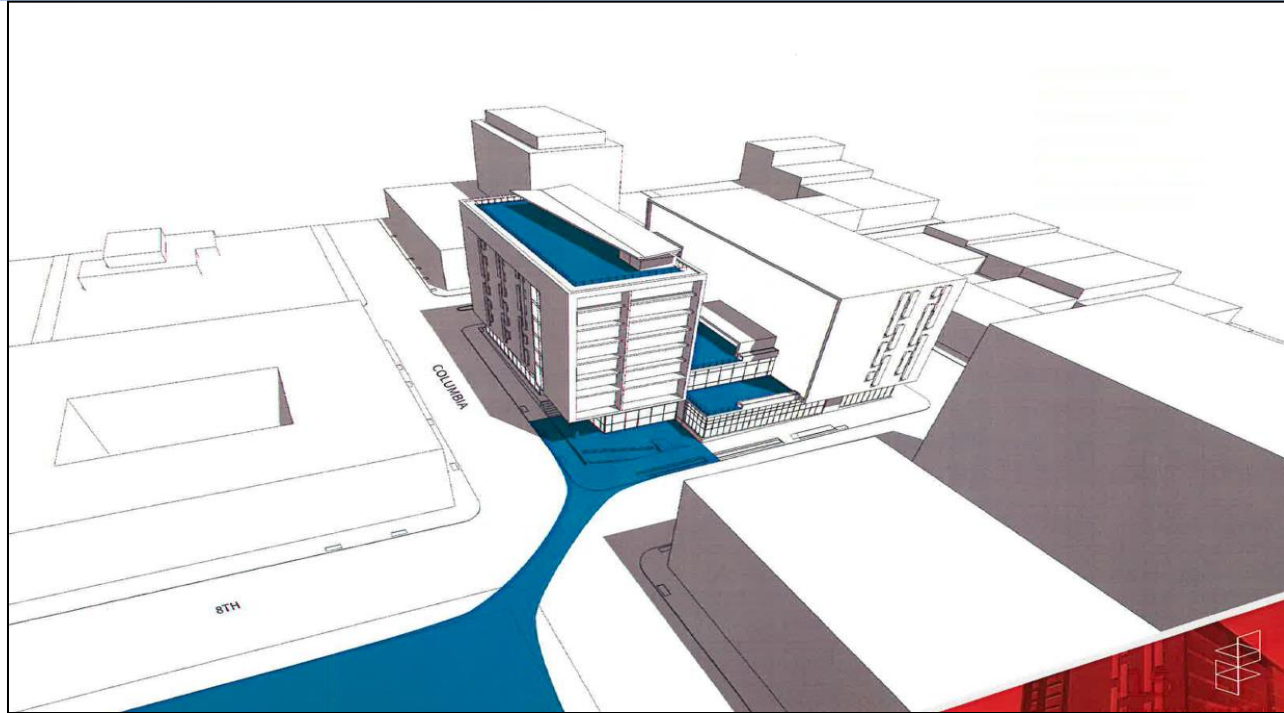
237,642 SF mixed use project including:

- Vancouver Public Schools K-5 Urban School of Arts & Innovation
- Urban Office Space
- Nonprofit organization
- Multi use community assembly space
- Early learning/child care
- Business innovation center
- Street front retail
- Underground and above ground parking

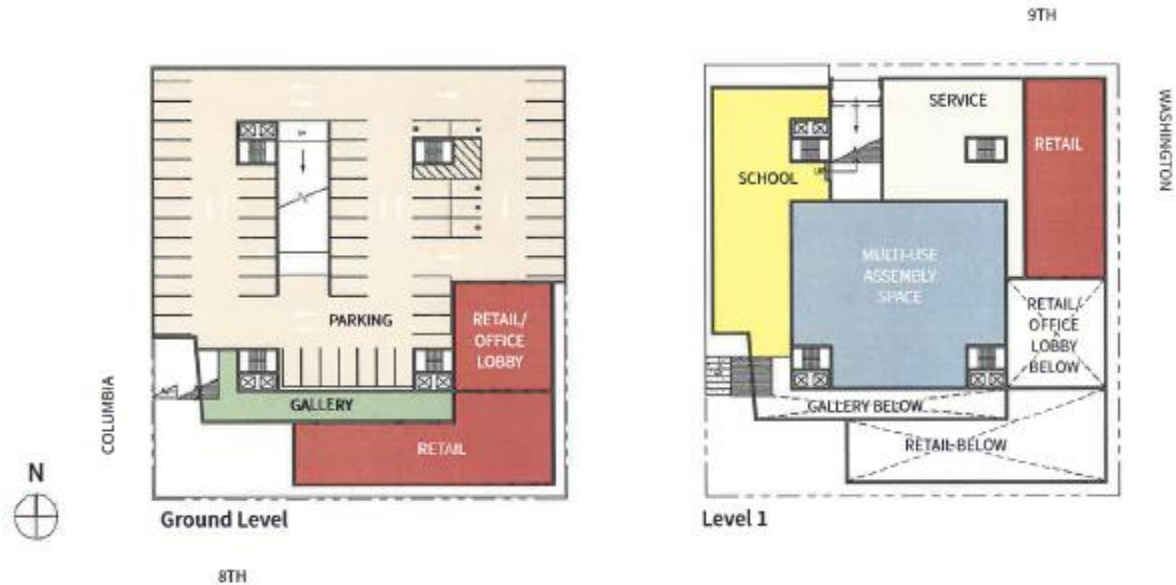
Block 10 Proposal: LSW



Block 10 Proposal: LSW



Block 10 Proposal: LSW



Block 10 Proposal Review: Gramor Development Mixed use development with a grocery store

Block 10 Proposal: Gramor

220,350 SF mixed use project including:

- Apartments-250 units
- Urban grocery store
- Additional street front retail
- Underground and above ground parking

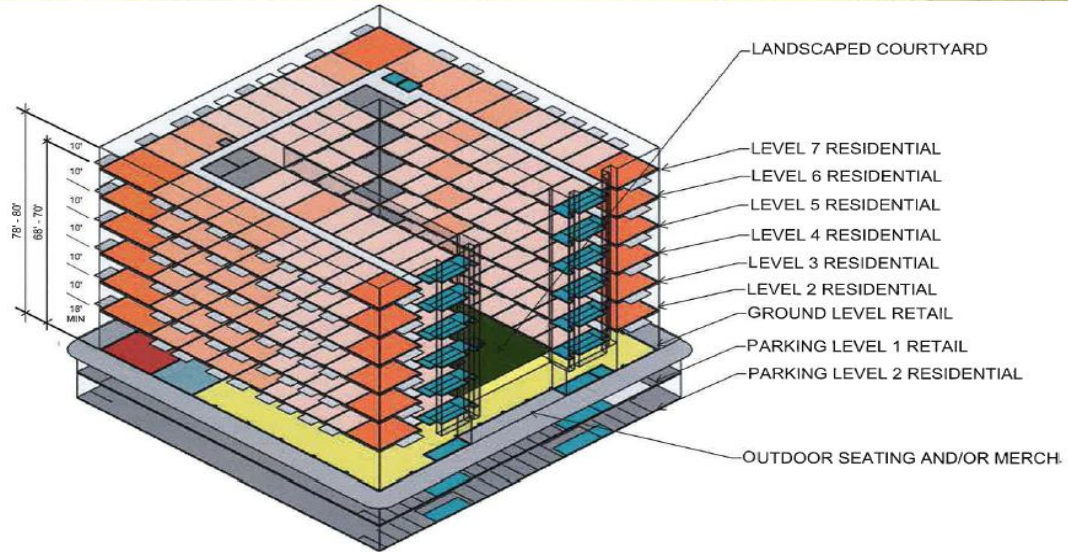
Block 10 Proposal: Gramor



Block 10 Proposal: Gramor

VANCOUVER MIXED USE

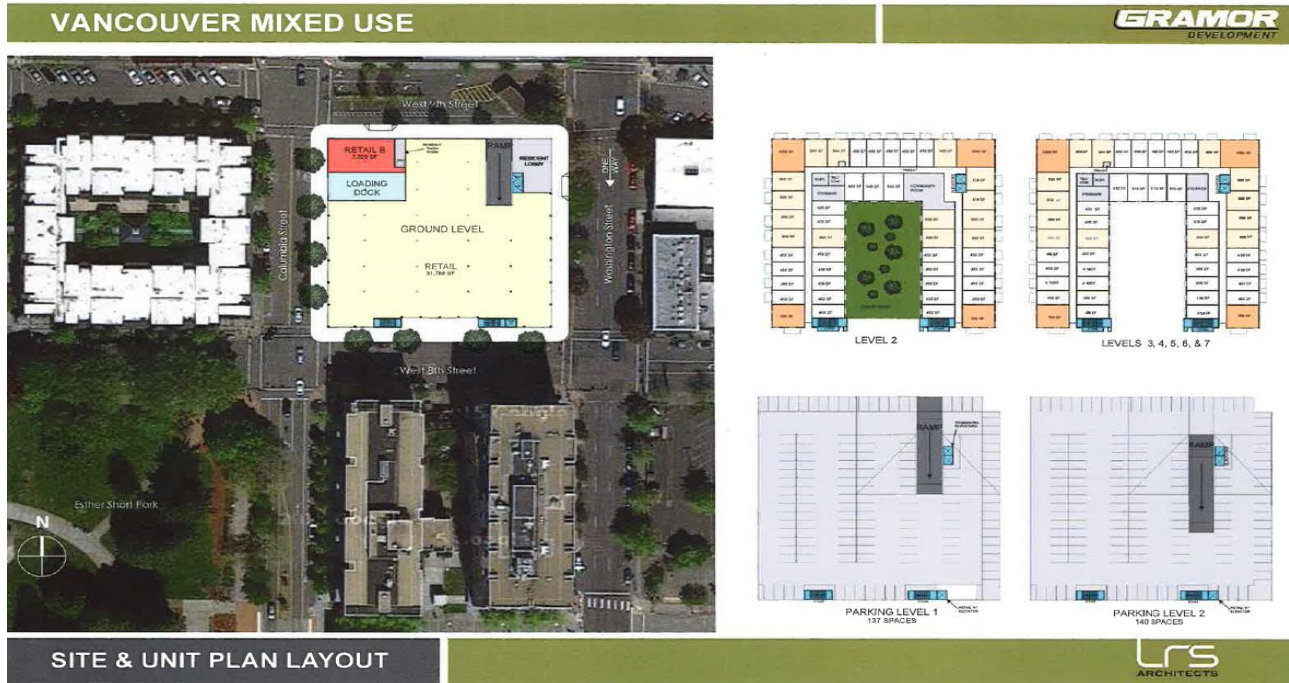
GRAMOR
DEVELOPMENT



AXON DRAWING

Lrs
ARCHITECTS

Block 10 Proposal: Gramor



Conclusions: RFP Committee

Gramor Proposal

Received highest rankings by RFP Review Committee

Recommend entering into negotiations for disposition and development agreement

LSW Proposal

Seek to work with proposers on other locations for this project.

Next Steps

Commence negotiations with Gramor regarding development aspects of the project. Specific terms of disposition may be subject of future executive sessions.

Future Council Actions

- Approval of Purchase and Sale agreement with Gramor
- Approval of Development Agreement with Gramor

Questions and Discussion

Teresa Brum, Economic Development Division Manager
teresa.brum@cityofvancouver.us

Linda Carlson, Real Property Specialist
linda.carlson@cityofvancouver.us

<http://www.cityofvancouver.us/ced/page/block-10-interested-developing-entire-city-block>