February 22, 2023

CAC+COMMUNITY

CUP NORTH OPPORTUNITY

2022 aerial image

1933 aerial image

★ CUP NORTH

Lay of the land:

- City-owned.
- Leased by NWCA for the next 100-years.
- Subject to all requirements in lease:
  - Achieve overall benefit to the NWC
  - Mission and vision
  - Competitive procurements
  - Social ordinances (SBE, MWBE)
  - Public art program
  - Community Investment Fund (CIF)
- Vacant, developable land, currently used for surface parking and construction laydown.
- ~ 1 acre.
- Zoned land: NWC campus family, mixed-use, up to 150’ in height.
- Master Plan: Livestock Exchange character area.
  - NWC supportive infrastructure
  - Future growth opportunity: additional educational space, agricultural-related business, supportive mixed use
- Design Standards Guidelines: Innovation character area.

NWCA GOALS FOR THE LAND

- Establish precedent for community process in future land development opportunities.
- Benefit the community, including supporting the CIF.
- Address parking shortage.
- Implement the campus founding documents.
- Further the mission and vision of the NWC.
- Generate sustained revenue for the Authority.
- Leverage adjacencies and partnership potential with CSU.

PROPOSED SEQUENCE FOR SELECTING DEVELOPMENT PARTNER

Set goals, refine process

Write/Issue **RFQ**, Shortlist respondents

Write/Issue **RFP**, Shortlist proposers

Exclusive Negotiations

Select Partner

Input from and updates to the CAC+Community

PROPOSED PROCESS W/ CAC+

- Seeking input from CAC+ (**in future work sessions**), on the following:
  - What activation would you like to see?
  - What additional uses beyond parking?
  - What community benefits should we seek beyond those already required?
  - RFQ/RFP content and evaluation criteria for both.
  - Selection committee member involvement.

QUESTIONS?

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