

Site 17 Request for Proposals

City Council Study Session
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RFP Summary

- Intent
 - Understand proposed approach to development of 25-acre site
 - Requested with submission
 - Conceptual site plan showing anticipated land uses and densities
 - Key business terms for acquisition and development of property
 - Demonstrate experience and soundness of approach to planning, financing, and developing site
 - Proposed development timeline
 - Letters of intent and support

Guiding Principles

- Vibrant & Active
- Good Neighbor
- Varied District
- Strengthens Downtown
- Publicly Accessible
- Complementary





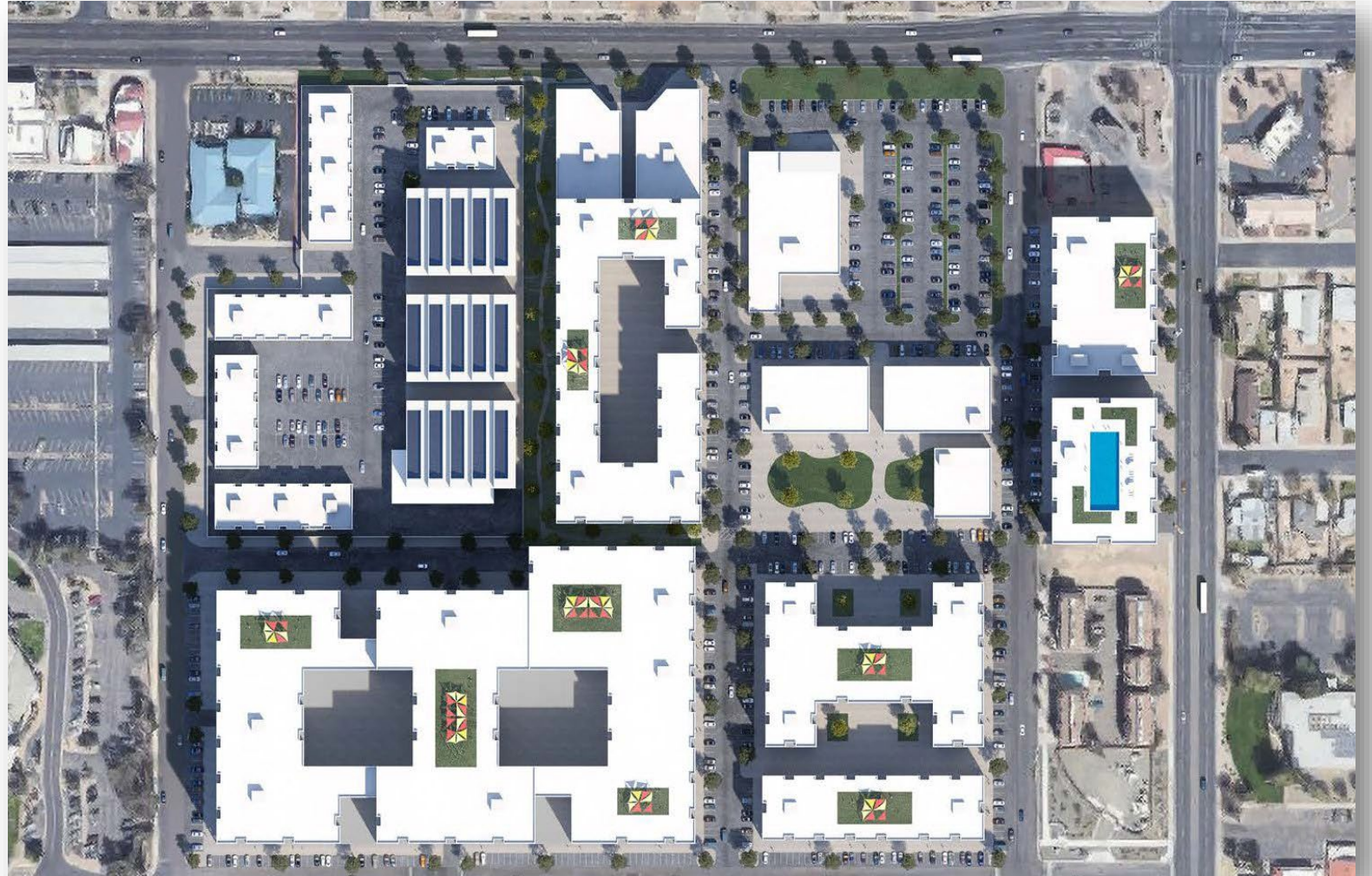
RFP
Responses

Caliber



Caliber – Concept overview

- 2,138 Residential Units, 2+ Million Residential Sq Ft
- 1-8 Story Buildings
- 350k Retail/ Restaurant Sq Ft
- 78k Sq Ft Film Studio
- 73k Sq Ft Employment Space
- 80,400 Sq Ft of Open Space, Green Spaces
- Multiple Parking Structures

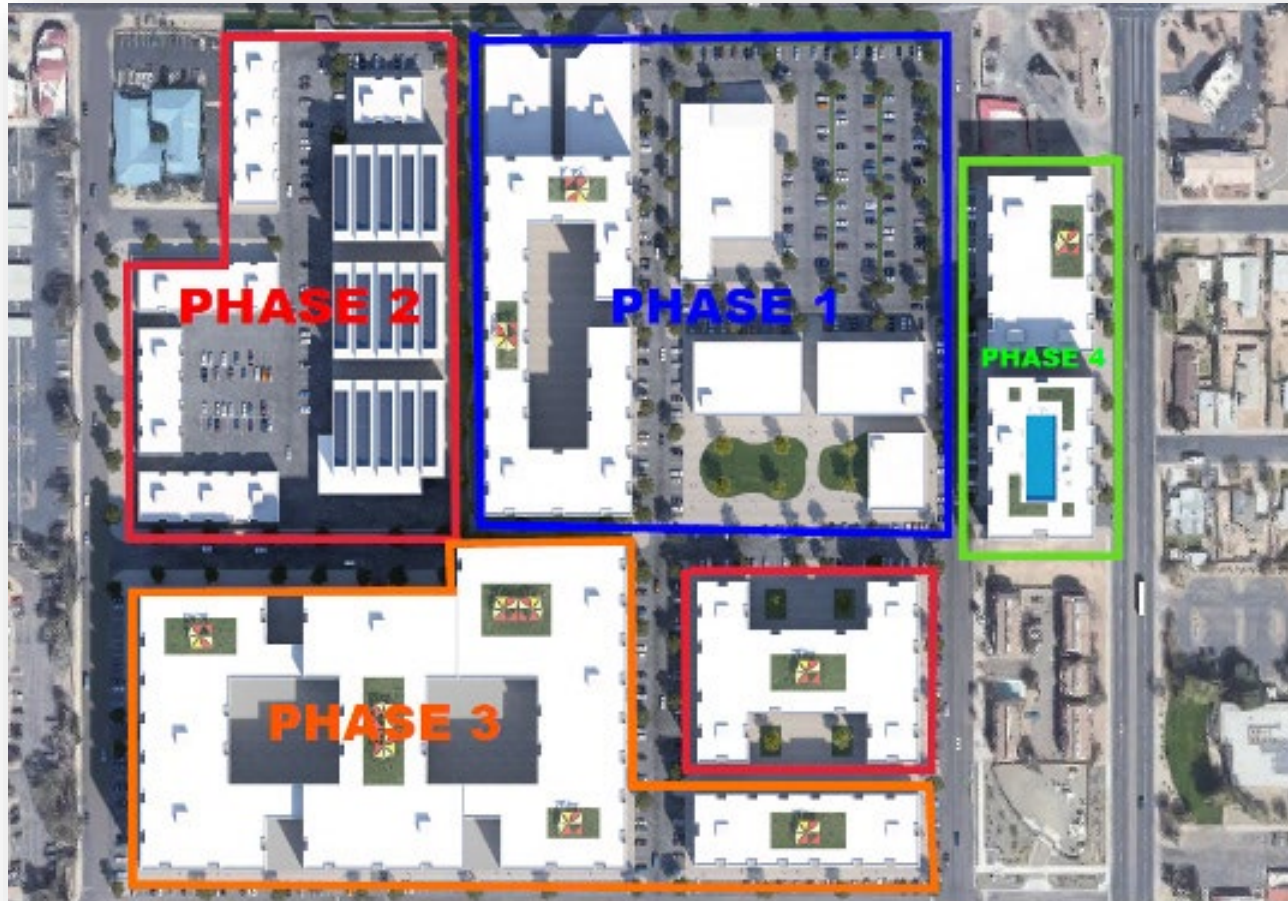


Caliber – Concept Overview



- PARK / OPEN SPACE**
- MIXED-USE**
- HOSPITALITY**
- SPECIALTY**
- FLEX SPACE**

Caliber - Phasing Plan



Phase 1

Multi-family, ground-floor retail spaces, restaurant, office spaces, community park, and grocery store.

Phase 2

Movie production studio, retail, restaurants, student center, and multi-family.

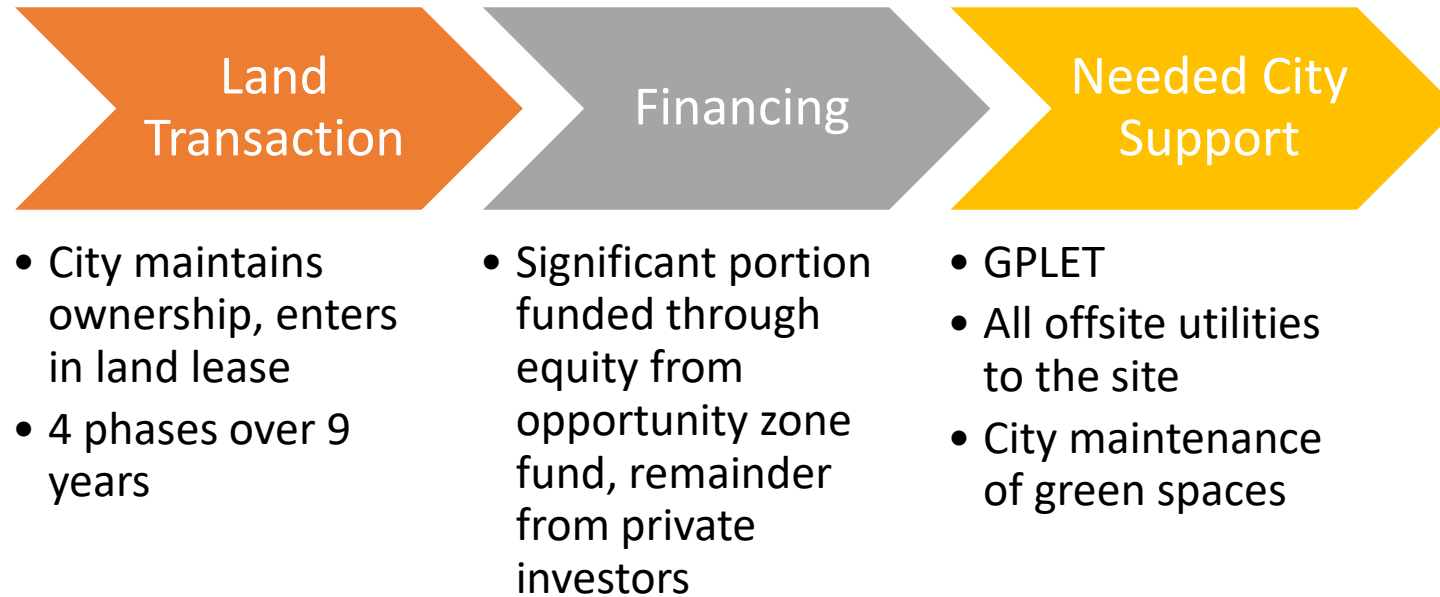
Phase 3

Multi-family, retail, restaurants, and student center.

Phase 4

Extended stay hotel, multi-family, and retail.

Caliber – Proposed Terms



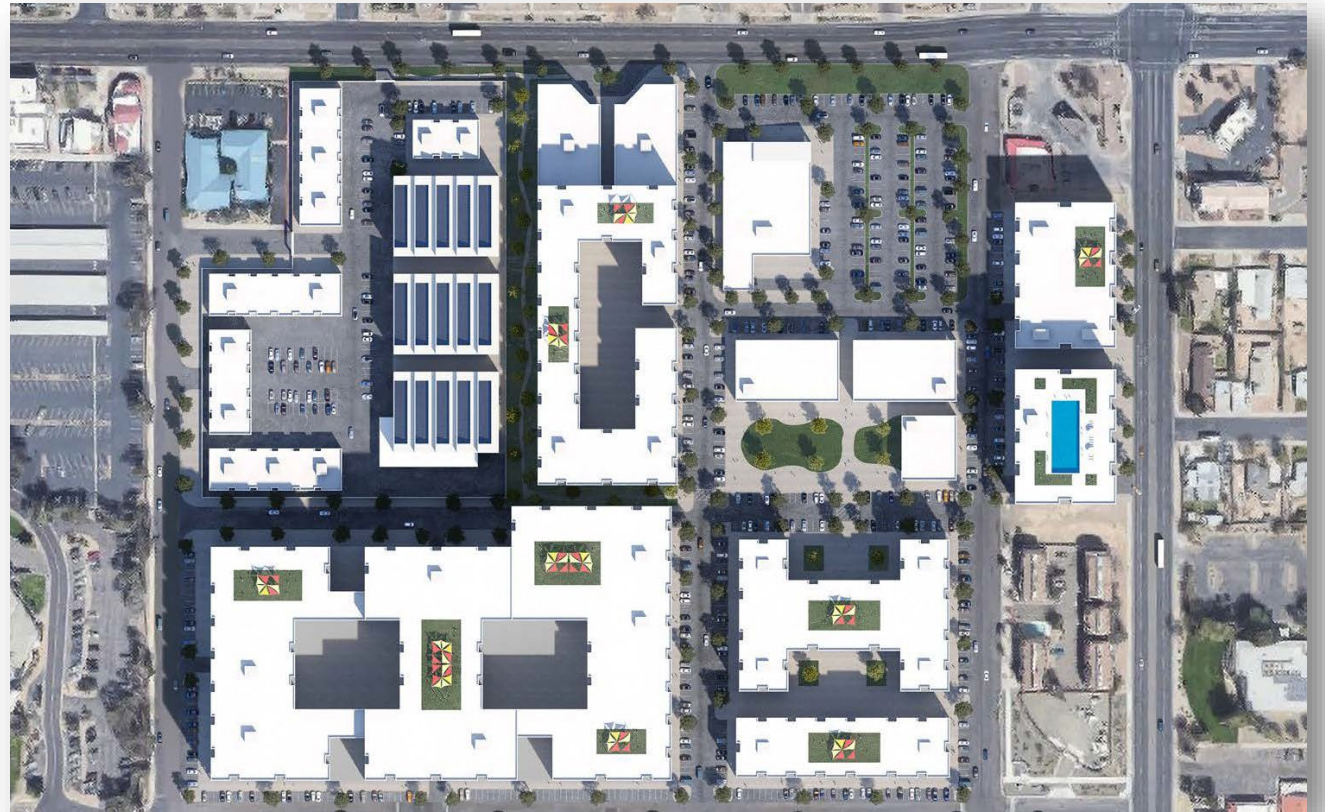
Caliber – RFP Response Analysis

Vibrant & Active

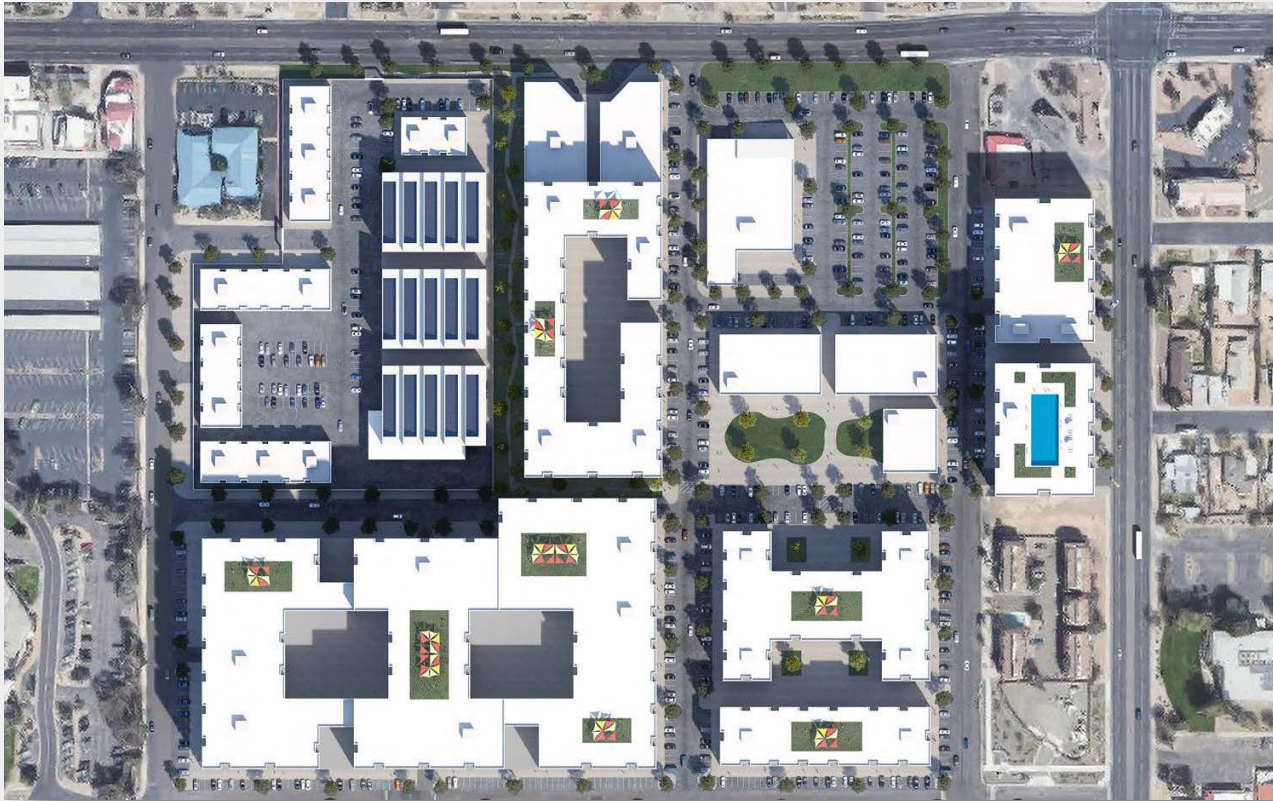
- ✓ Significant amount of housing units, including for-sale product, hotel, media studios
- ✓ Community park with water feature
- ✗ Single building grocer with surface parking adjacent to University Dr.

Good Neighbor

- ✓ Will create communication plan for existing community
- ✓ Multiple parking structures proposed
- ✗ Large scale buildings and parking is the transition to historic neighborhood (no buffer)



Caliber – RFP Response Analysis



Varied District

✗ Dense uses, lacks numerous types and forms of buildings

✓ Willing to accommodate neon sign collection

Strengthens Downtown

✓ Will work with local small businesses for retail mix

Publicly Accessible

✓ Walkable connections between Downtown Mesa, ASU MIX Center, and Convention Center

✓ Ample parking and vehicle access

✗ Limited amount of public space

Complimentary

✓ Affordable and market rate rental options

✗ Proposes 350k sq ft of retail/ restaurant, creating retail center competing with Downtown Mesa

Caliber - Other Considerations

- Met minimum qualifications and experience
- Financial capacity initially demonstrated
- Requesting right to sell parcels of land to 3rd party in the event the development of parcel does not fit into investment model
- Concept includes significant elements supported by future partnerships with ASU and Redbarre Digital Media and Technology Campus





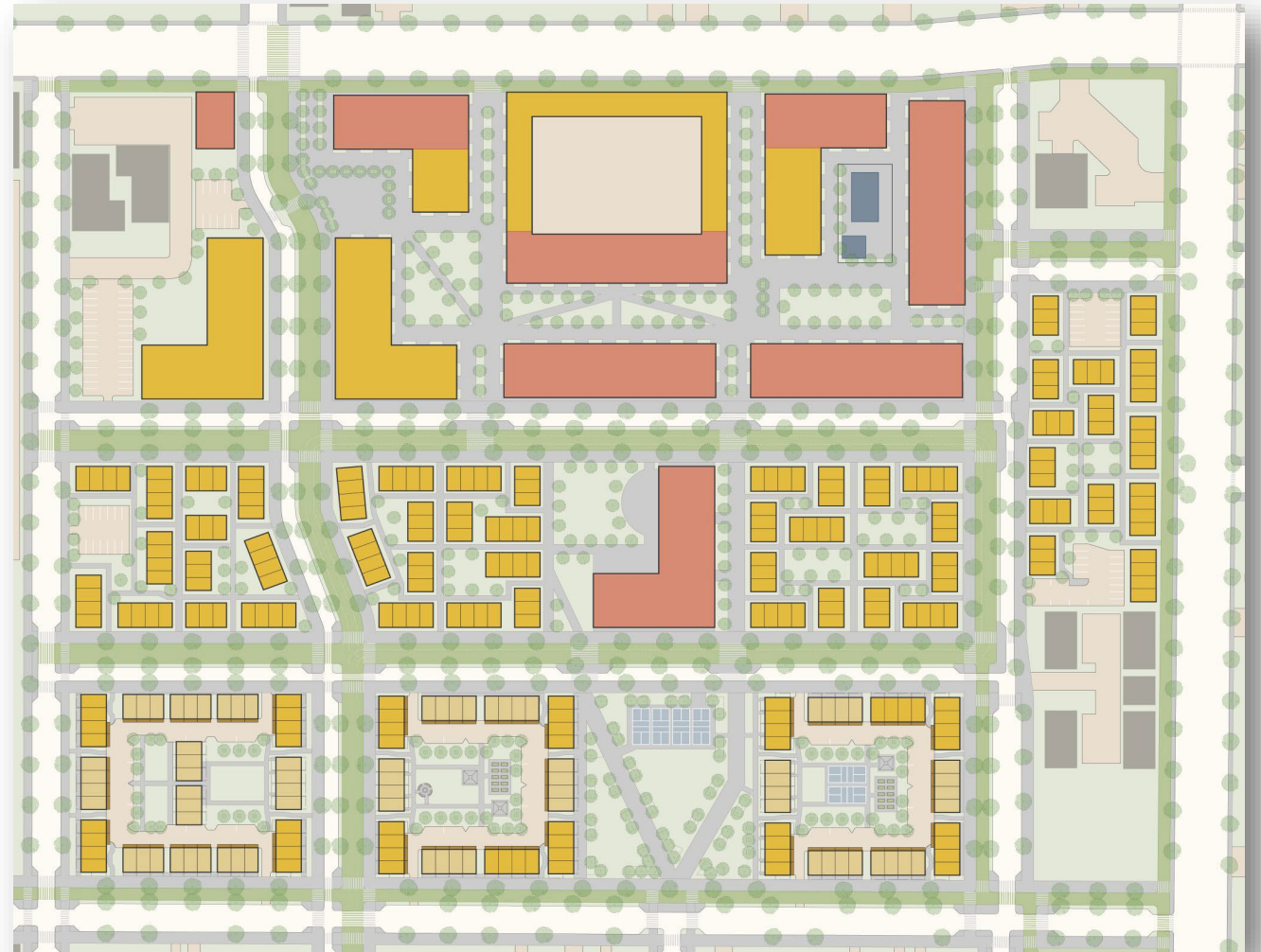
RFP
Responses

Culdesac

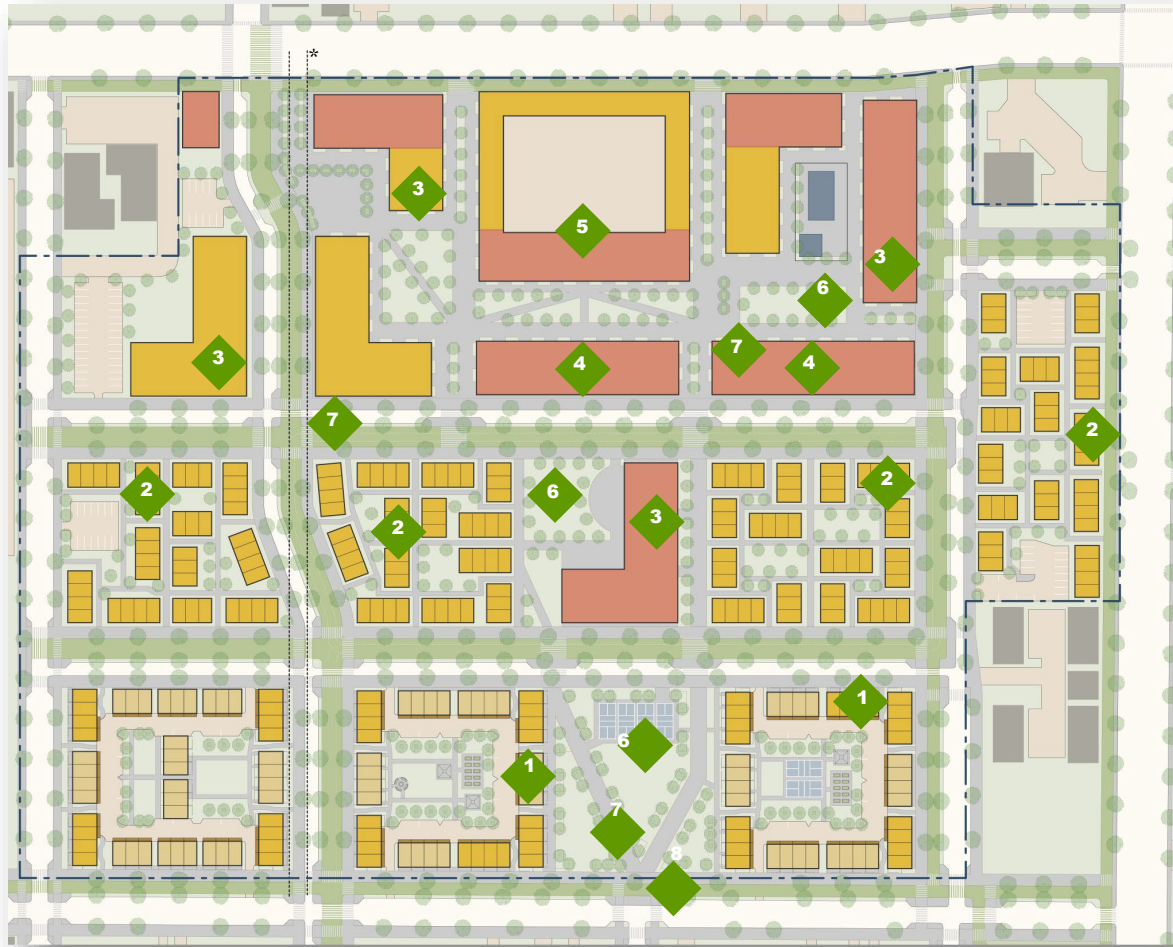


Culdesac – Concept Overview

- 1000 Residential Units, 700K Residential Sq Ft
- 2-5 Story Buildings
- 25k-50k Commercial/ Retail Sq Ft
- 25k-50k Residential Amenity Sq Ft
- 30-50% Open Space, Green Spaces
- 800 Parking Spaces

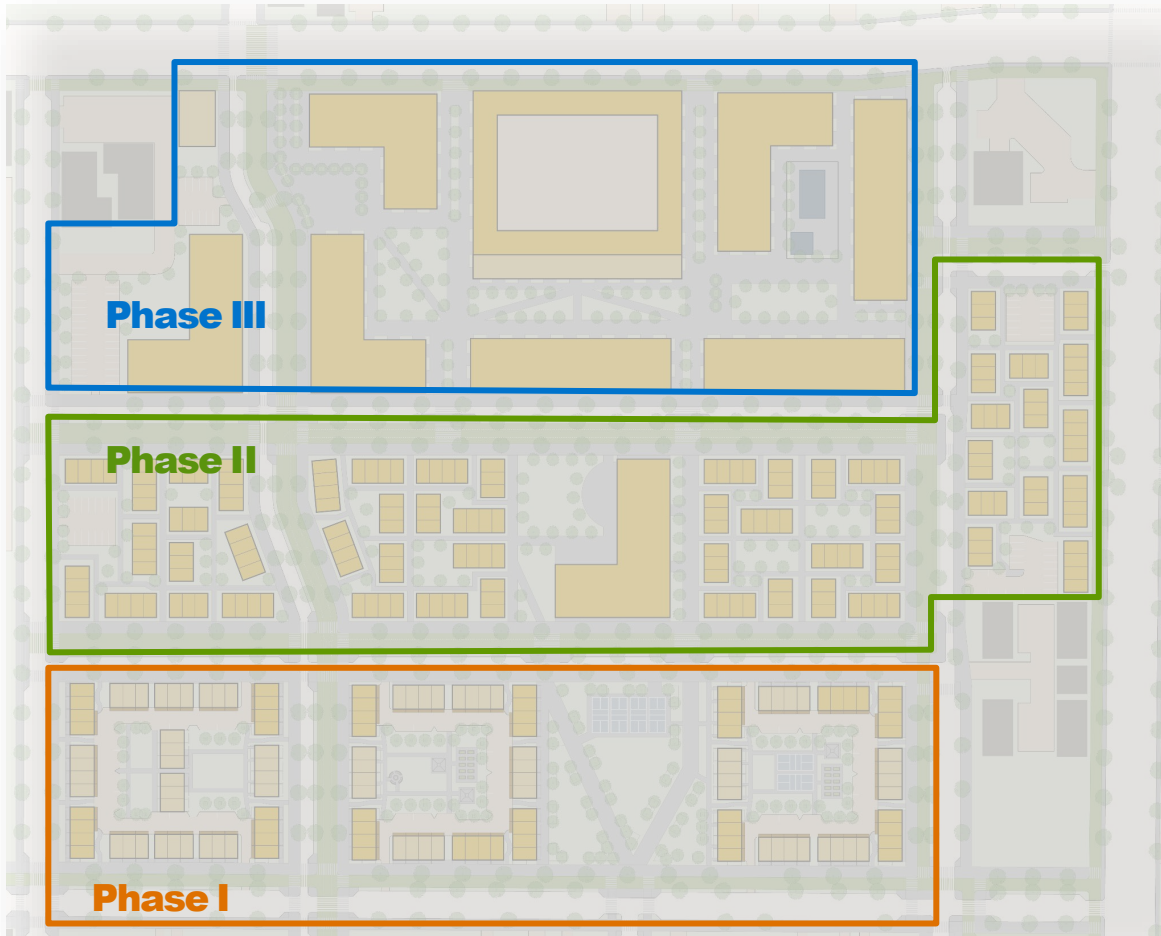


Culdesac – Concept Overview



- 1 2 to 3 story townhomes
- 2 Courtyard residential
- 3 Mid-rise residential and ground floor retail
- 4 Retail row
- 5 Structured parking, wrapped with residential and retail
- 6 Community green spaces
- 7 Mobility hub
- 8 Low-scale housing and green buffer to south

Culdesac – Phasing Plan



Phase I- Southern Edge:

Immediate activation with cart/food truck program, pop-up plaza, and mobility hub. Lower density (5-10 dua), townhomes, and live-work units

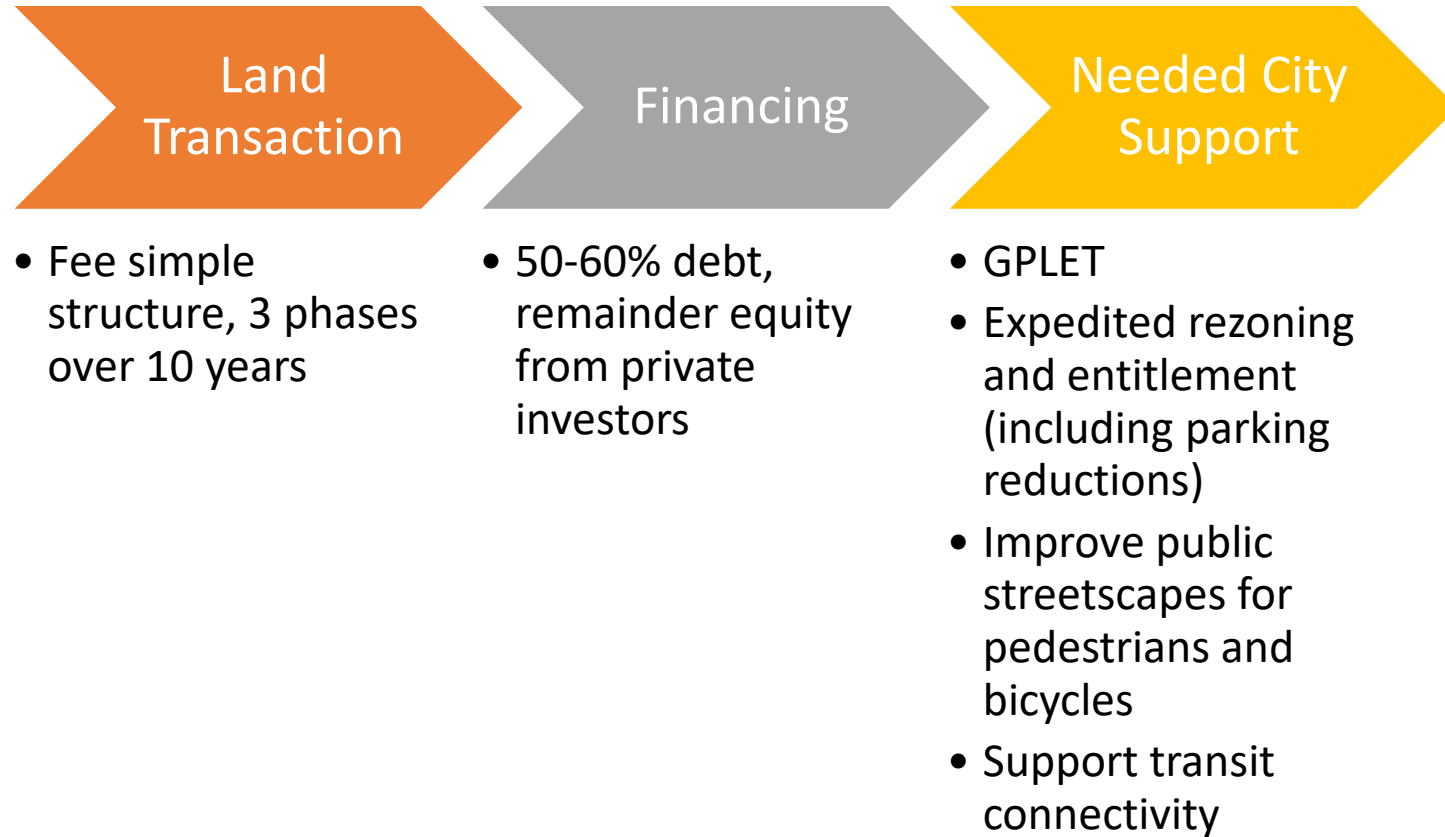
Phase II- Center:

Initial retail and amenities including grocery, coffee, and gym. Middle density residential, courtyard product (30-50 dua)

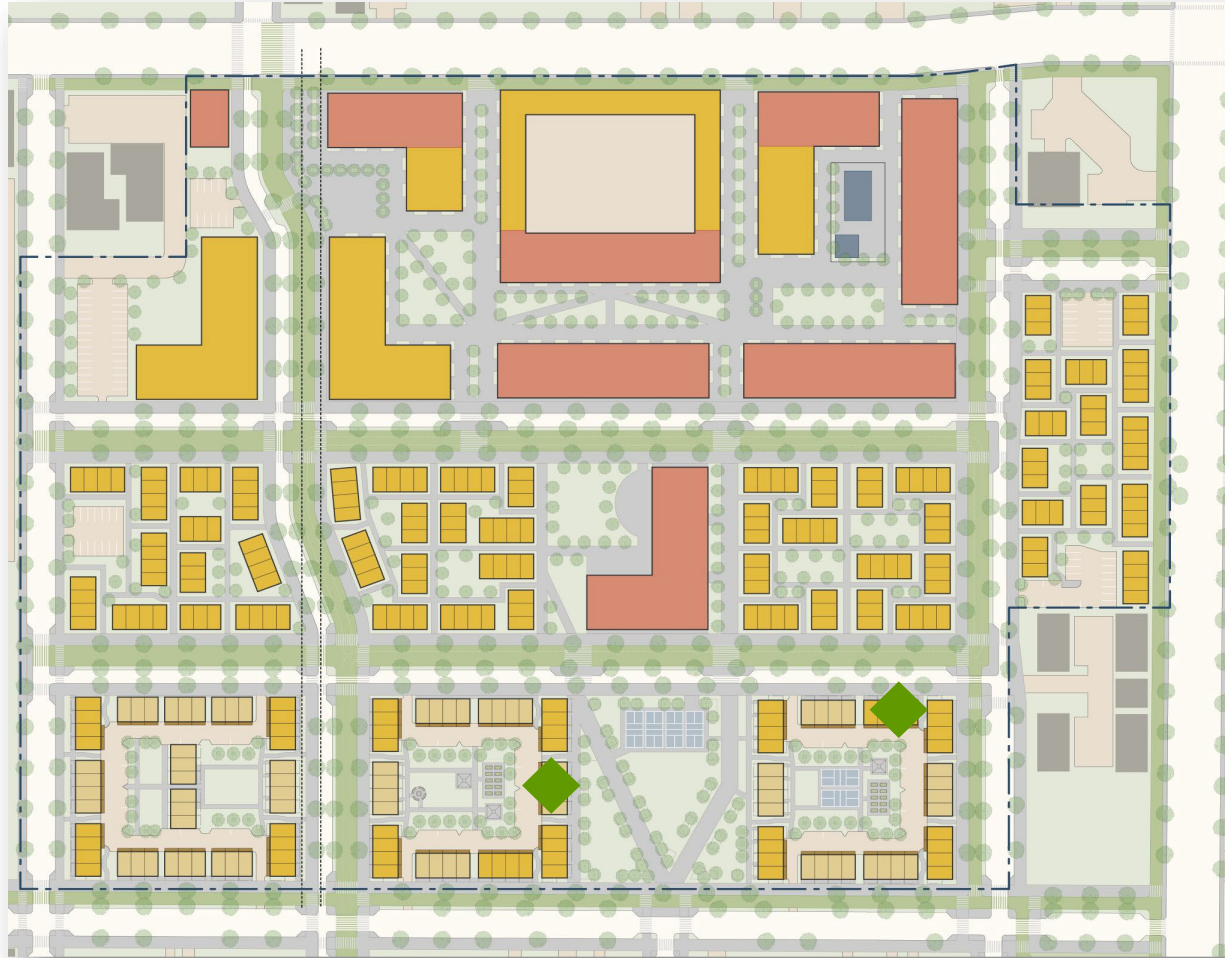
Phase III- Northern Edge:

Full commercial suite with restaurants, bike shop, and coworking. Midrise residential with ground floor retail and amenities (60-120 dua)

Culdesac – Proposed Terms



Culdesac – RFP Response Analysis



Vibrant & Active

- ✓ Plans to activate site beginning on day 1 of development with events
- ✓ Significant amount of housing units, including for-sale townhomes, courtyard residential, and mid-rise residential
- ✓ Mixed-use with focus on small grocer, bike shop, co-working space, etc.

Good Neighbor

- ✓ Outlines how they will communicate with existing community
- ✓ Sensitive to existing historic neighborhood, scales down development as it approaches single-family homes
- ✓ Prioritizes pedestrian and bicycle experience and connectivity to Valley Metro stations

Culdesac – RFP Response Analysis

Varied District

- ✓ Appropriate for urban environment, reduced parking, open space, supporting transit and alternative transportation
- ✓ Public art “front and center”, willing to incorporate neon sign collection

Strengthens Downtown

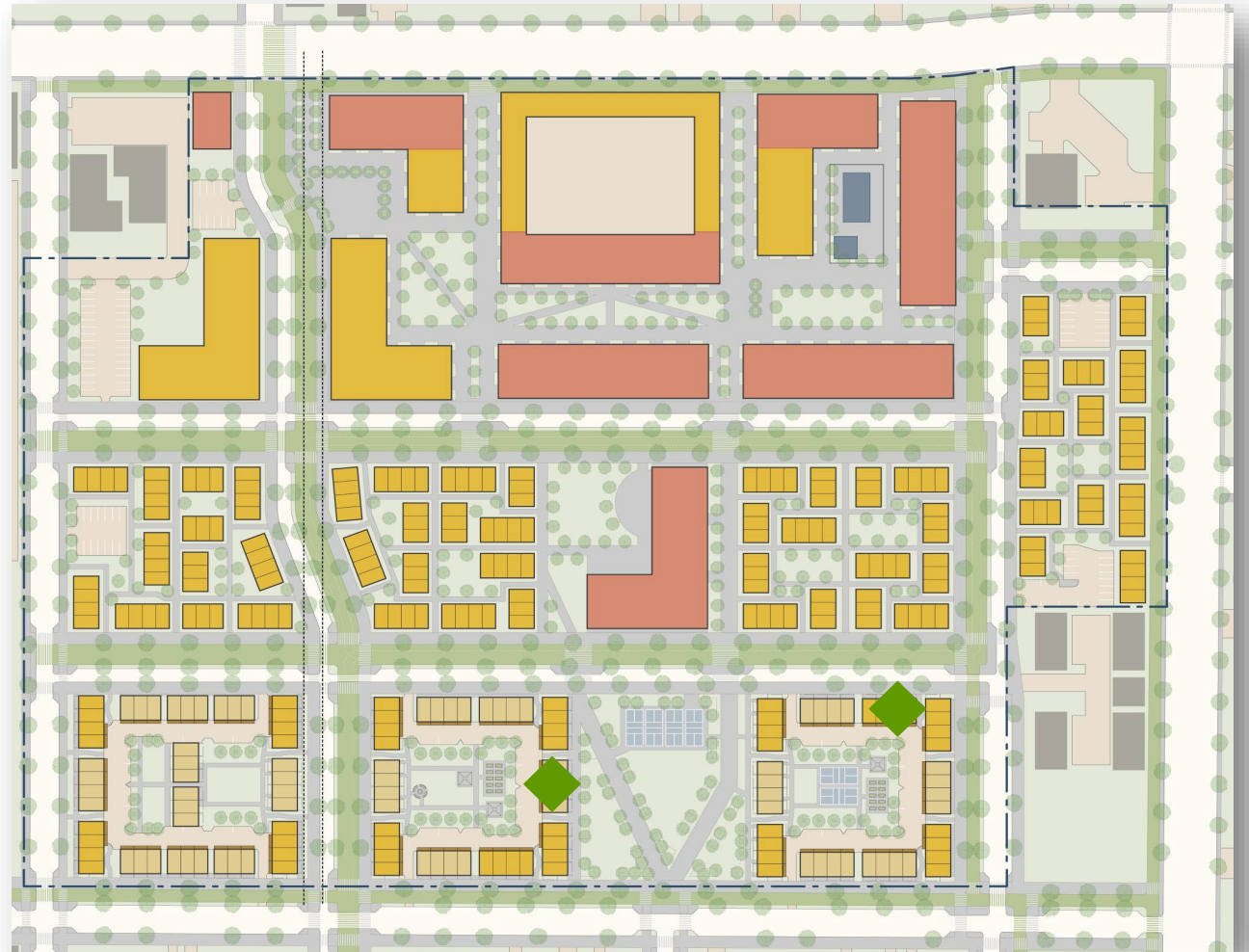
- ✓ Will work with local small businesses for retail mix
- ✓ Walkability minded residents to support area

Publicly Accessible

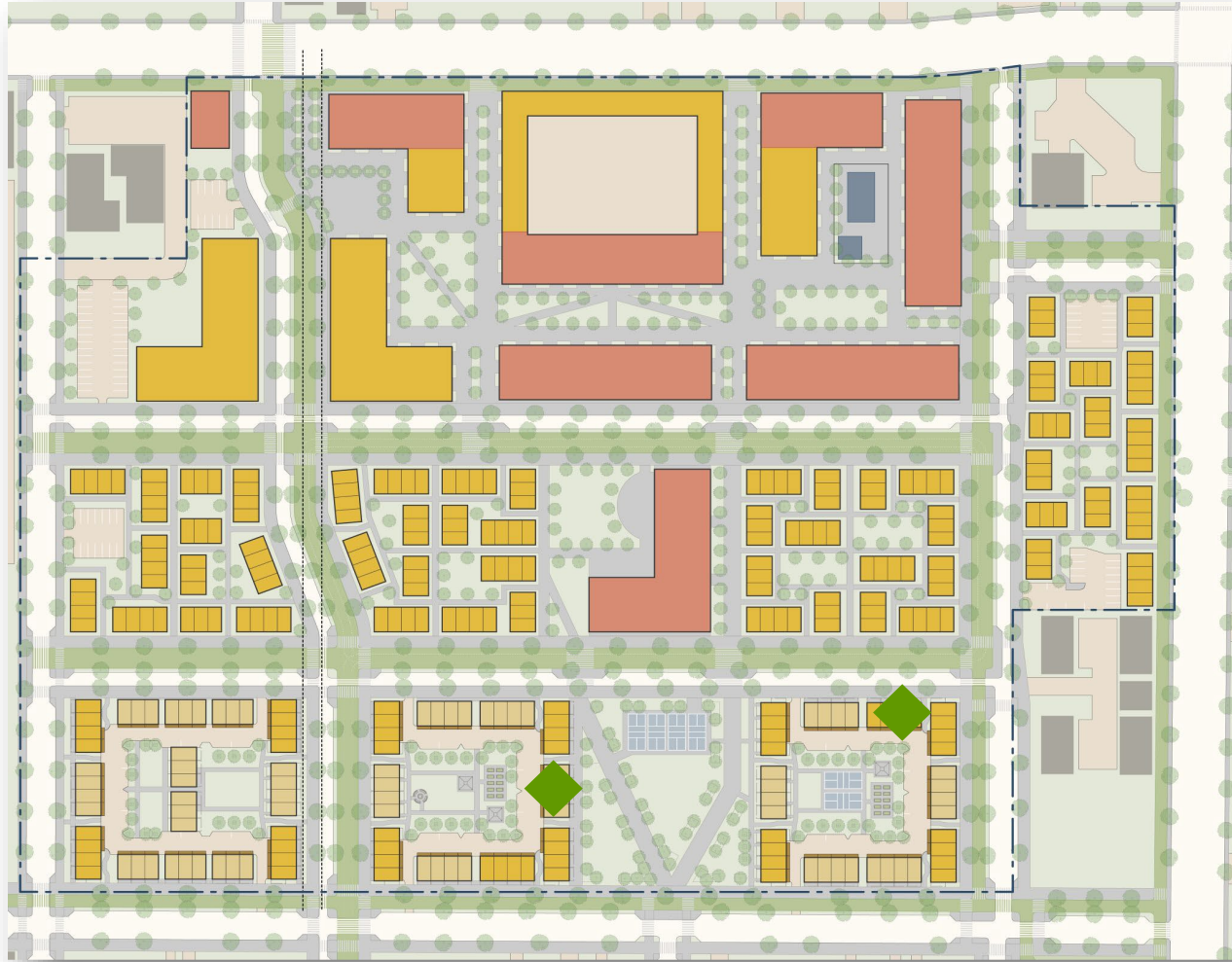
- ✓ Green spaces, retail, walking paths, seating, and some amenities open to public
- ✓ Bike infrastructure and connectivity

Complimentary

- ✓ Planned retail use curated for residents, and will compliment area without competing with Downtown Core
- ✓ Live-work units, co-working space

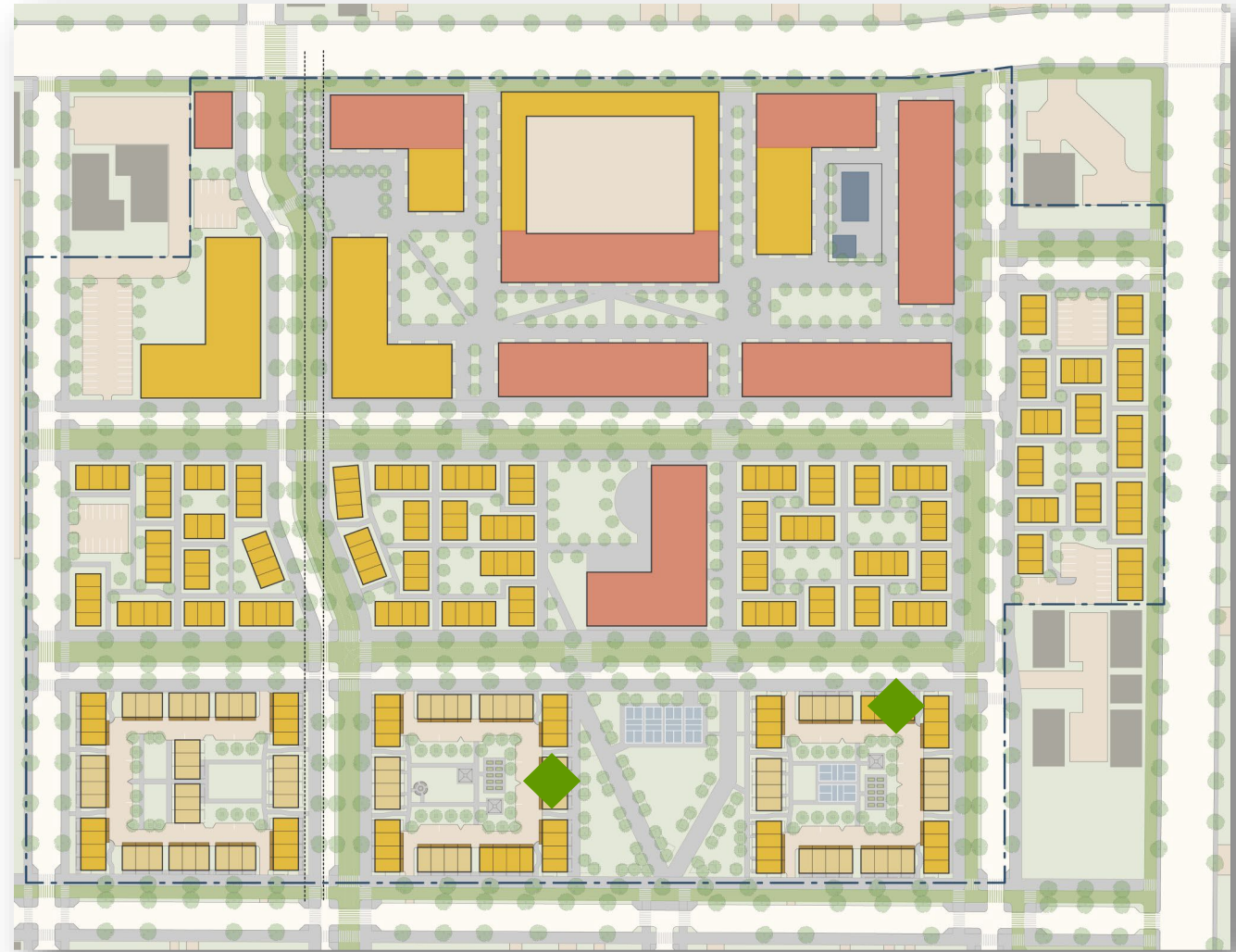


Culdesac - Other Considerations



- Letters of support from City of Tempe, Valley Metro, and Sunbelt Holdings
- Will handle all aspects of development (planning, construction, leasing)
- Environmentally sustainable and helps meet City's Climate Action Plan
- Financial capacity initially demonstrated
- Met minimum qualifications and experience
- No commitments or LOI for commercial space

Evaluation
Committee
Recommendation:
Culdesac





Discussion and Direction



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