

**Redevelopment Criteria
Former Army Reserve Site
2372 South Logan Avenue**

An appraisal will be obtained to determine an asking price. A 3-4 month marketing period is anticipated. The RFP will be posted on DCD's web site and emails sent to all parties that signed up for E-Notify, development opportunities.

Preferred Use

- Mix of taxable single-family, townhouse and multi-family residential units that positively impact the surrounding residential neighborhood
- High level of sustainable building elements and energy-efficient practices
- Majority of the units owner-occupied
- Limited neighborhood retail may be considered as part of a larger proposal

Prohibited Uses:

- Tax exempt use including a church or social service facility
- Day care center
- Convenience or liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store or pawn shop
- Tavern
- Automotive-related uses (repair garage or body shop, automobile sales, car wash, etc.)
- Parking as a sole use

Proposal Review and Selection Criteria

- Impact that proposed use has on the surrounding neighborhood
- Quality and attractiveness of proposed development
- Number and type of residential units proposed
- Use of sustainable building elements and energy-efficient practices, with extra consideration given to LEED certification
- Percentage of units owner-occupied
- Offering price, estimated project cost and tax base to be generated from development
- Adherence to zoning and building codes
- Developer's competence, expertise and experience
- Feasibility and appropriateness of the proposed financing strategy
- Proposed level of Emerging Business Enterprise (EBE) participation
- Project Schedule

Community representatives may be asked to be on the review panel. Finalists may be interviewed prior to recommendation to the Common Council.