

MIXED-USE LIBRARY PROPOSAL SUMMARY

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Team	Option	Library Cost (In \$)	Parking Cost (In \$)	Added Value to Tax Base (In \$)	Number of Residential Units	Additional Mixed Use 1 (In square feet unless otherwise noted)	Additional Mixed Use 2 (In square feet unless otherwise noted)	Parking Stalls Proposed	1st Delivery	Library Site	Entire Development Area	Total Score of Review Team
Commercial Horizons Inc.	1	29,841,000	26,780,625	66,308,720	304	Phase 1: 36,800 Flex Space Future Phases: 11,200 Flex Space	Phase 1: 1,800 Retail and/or Restaurant Future Phases: 7,650 Retail and/or Restaurant	1,330	May 2020	Area bounded by Soldier Sq./Morrison St./Lawrence St./S. Oneida St. (Soldier Square Ramp Site)	Area bounded by Lawrence St./Durkee St./Water St./Morrison St. ALSO Area bounded by Soldier Sq./Morrison St./Lawrence St./S. Oneida St. (Bluff 2 & Soldier Square Ramp Site)	232.5
Commercial Horizons Inc.	2	29,400,000	22,684,540	50,635,125	227	32,000 Flex Space	2,700 Retail and/or Restaurant	1,179	May 2020	Area bounded by Lawrence St./Durkee St./Water St./Morrison St. (Bluff Site 2)	Area bounded by Lawrence St./Durkee St./Water St./Morrison St. ALSO Area bounded by Soldier Sq./Morrison St./Lawrence St./S. Oneida St. (Bluff 2 & Soldier Square Ramp Site)	228
1 Lawrence Street LLC	1	42,619,725	16,668,290	27,172,882	108	N/A	N/A	277	Apr. 2021	Area bounded by Lawrence St./Western edge of USV Site/Rocky Bleier Run/Appleton St. (Bluff Site 1)	Area bounded by Lawrence St./Western edge of USV Site/Rocky Bleier Run/Appleton St. (Bluff Site 1)	177.5
1 Lawrence Street LLC (not enough info provided to score proposal)	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	City Center	City Center	Not scored
WiRED Properties	A	37,000,000	N/A	9,025,000	58	4,800 Retail	N/A	104 and uses Yellow Ramp	Sept. 2020	Area bounded by Franklin St./N. Oneida St./Washington St./Appleton St. (Current Library Site)	Area bounded by Franklin St./N. Oneida St./Washington St./Appleton St. (Current Library Site)	164
WiRED Properties	A.1	37,000,000	N/A	21,650,000	120	9,425 Retail	N/A	104 and uses Yellow Ramp	Sept. 2020	Area bounded by Franklin St./Yellow Parking Ramp/Washington St./N. Oneida St. (Transit Ctr. Site)	Area bounded by Franklin St./Yellow Parking Ramp/Washington St./N. Appleton St. (Current Lib. Site & Transit Ctr. Site)	Scored with Option A
WiRED Properties	B	45,200,000	N/A	17,000,000	109	9,425 Retail	Potential Office and/or Medical Space	Yellow Ramp	Sept. 2020	Area bounded by Franklin St./Yellow Parking Ramp/Washington St./N. Oneida St. (Transit Ctr. Site)	Area bounded by Franklin St./Yellow Parking Ramp/Washington St./N. Appleton St. (Current Lib. Site & Transit Ctr. Site)	160.5
Precept Properties LLC		24,000,000 to 48,000,000	5,100,000 to 10,200,000 Phase 1 only	20,200,000 to 42,400,000 Phase 1 only	214	40,000 Office	47,000/Retail or Commercial	1,180	Sept. 2020	Area bounded by Lawrence St./Durkee St./Water St./Morrison St. (Bluff Site 2)	Area bounded by Lawrence St./Durkee St./Water St./Morrison St. ALSO Area bounded by Soldier Sq./Morrison St./Lawrence St./S. Oneida St. (Bluff 2 & Soldier Square Ramp Site)	134
River to Valley Initiatives		31,000,000	3,000,000	50,000,000	150	60 Room Hotel	N/A	500-600	N/A	Area bounded by Franklin St./N. Oneida St./Washington St./Appleton St. (Current Library Site)	Area bounded by Franklin St./N. Oneida St./Washington St./Appleton St. (Current Library Site)	120.5

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