PART 3
SCOPE OF SERVICES

Task 1:

The goal of this RFP is to enter into a Development Agreement between the Offeror and the City that sets out development parameters and, if implemented, would result in the construction of a vertical, mixed use Transit-Oriented Development involving commercial and residential uses on the City's Federally-assisted property, and if feasible, in a similar project on private, adjacent property owned by the Nusenda Credit Union Company.

The City, for its part, will:

- *Contribute the use, but not the ownership, of the property to the project*
- *Contribute the residual value of any Federal grants, if any*
- *Acquire the required environmental certifications (Categorical Exclusion)*
- *Contribute any new grant monies that might be received for infrastructure*
- *Coordinate and cooperate in the securing of any required City approvals including zoning, subdivision, plan check and building permit processes.*
- *Securing waivers of impact fees, if applicable.*
- *Assisting in applications for any other funding sources available to the successful offeror.*

Thus, the product jointly agreed upon to be taken to construction under the auspices of the Development Agreement agreed to by the City, the Offeror, and the Federal Transit Administration would be, when constructed:

- Fiscally sound
- Supportable in the market place
- Consistent with the Integrated Development Ordinance
- Consistent with building codes (IBC 2015 *et seq*) and the Subdivision Ordinance
- Consistent with all other development requirements of the City and its franchisees
- Environmentally responsible
- Compliant with all Federal regulations pertinent to the Federal participation

Task 2:
Maintain ongoing consultations with the designated City contact to ensure City considers the elements of the project, as proposed, are acceptable to the City and the Federal Transit Administration regarding its applicable federal policies and regulations.

Task 3:
Maintain ongoing consultations with NUSENDA Credit Union's designated contact if NUSENDA property is to be developed in a coordinated manner. Seek to add value to both properties through appropriate coordination and realize any efficiencies possible through this coordination.

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