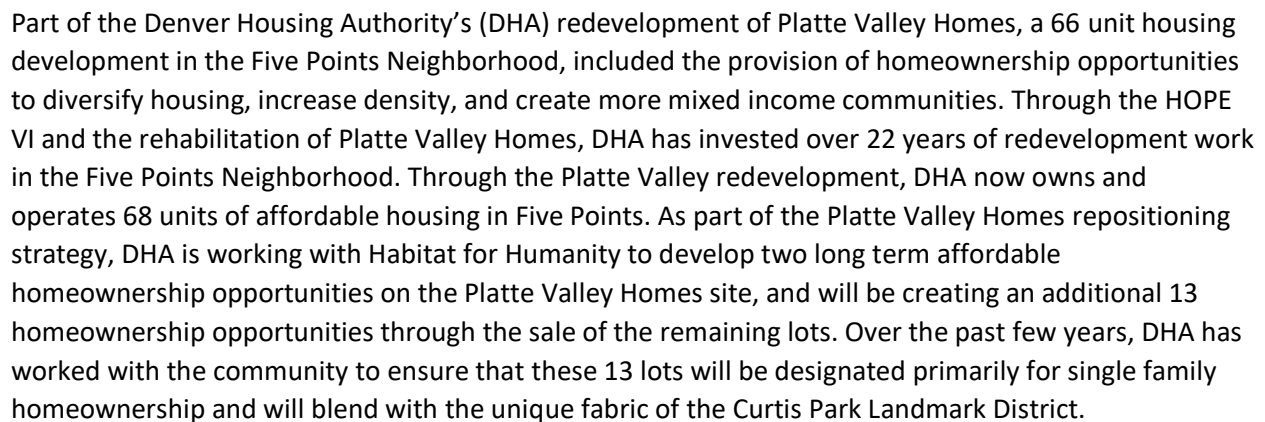


2



Organization (RNO), to create a Curtis Park Design Review pattern book to help guide new construction and preserve the historic character of the area. The pattern book outlines various architectural styles consistent with the existing neighborhood fabric, including Queen Ann, Second Empire, Dutch Colonial, Gothic Revival, Italianate, Transitional Denver Square, the Curtis Park Vernacular, and more contemporary versions. Offerors are encouraged to explore all options in an effort to create architectural diversity across the 13 lots. All lots are located in the Curtis Park-G Historic District and final design will be subject to review by the Denver Landmark Preservation Commission. DHA will retain a buyback option at original price if no development has occurred in 2 years since purchase. If project is in process, but the buyer needs more time, a six-month extension may be possible, but original buyback restriction to DHA will be strictly enforced.

DHA is issuing the Curtis Park Request for Proposal (RFP) via the Platte Valley Homes website (www.curtisparklots.com), and through the MLS. Links to the RFP will also be located on DHA's website. Interested offerors can submit proposals to realestatedevelopment@denverhousing.org. Proposals shall include responses incorporating the evaluation criteria, and at a minimum include a narrative and/or preliminary conceptual drawings/illustrations (up to 5 pages).

RFP Timeline:

June 17, 2020 – RFP Issued by DHA

July 17, 2020 – Proposals due to DHA

July 17, 2020 – July 31, 2020 – Proposals under review by DHA

August 3, 2020 – Contracts awarded

RFP Evaluation Criteria:

Scoring will be done by an independent evaluation team comprised of DHA staff. Specific input from the Curtis Park Neighbors will be done in conjunction with the evaluations. All Offerors will be excluded from any input from the Curtis Park Neighbors and Curtis Park Community Advisory Committee.

Price: 50 points (List Price Offers shall receive a base award of 35 points)

List Price: 25' Lot – Lot 9: 3056 Champa St. - \$225,000

*Earnest Money Deposit of \$3,500 will be required w/ in 10 days of notice of selection with mutual execution of contract.

Experience/ Design: 25 points

Each Offeror will be evaluated based on the following criteria and be required to affirmatively represent the intent in the response to be considered and achieve full points.

A maximum of 10 points will be awarded for meeting the baseline requirement:

- Utilize existing Zone District - **No rezoning will be allowed**
- Curtis Park and Landmark District review required. All design or concepts need to reference the Curtis Park Design Guidelines, Curtis Park pattern book (see attached), local zoning code and

building regulations. Preliminary concepts and designs will be accepted and can be in narrative and/or illustrative form.

An additional 15 points will be awarded for meeting the following design, density, and setback bonuses:

- Density – 5 points will be awarded for design concepts that could include accessory dwelling units (ADU's) or an ADU ready foundation.
- Design – 5 points will be awarded to projects incorporating brick as a primary exterior building material.
- Setbacks – 5 points will be awarded to projects incorporating a 20 ft primary (front) street setback.

Capacity: 15 points

Each Offeror shall be scored in accordance with the following criteria and related submittals.

- Contract: See attached Purchase and Sale Agreement
- Proof of Funds: Letter of credit from a lender or proof of funds for development potential should be provided to achieve all points.
- Anti-Speculation: Confirmation of schedule and development timeline necessary for timely construction start shall be obtained within two (2) years of acquisition.

Development Intent: 10 Points

Each Offeror will be evaluated based on the disclosed intent which shall describe the end use and intent of the development which is required as part of each response. Priority of points will be allocated to Owner/Occupied primary resident use and occupancy including legacy neighbors and families looking to locate in the community.

Limits/Restrictions:

A two (2) lot maximum has been established for prospective buyers. Single family or duplex construction is allowed but lot combinations will not be allowed for anything other than single family construction.