

DRAFT FOR DISCUSSION ONLY

Request for Proposals for Public-Private Development

The City of Rapid City is currently soliciting proposals for private-public partnerships for the development of mixed use projects in the City Center area of Rapid City. The Rapid City Council is interested in increasing the vitality of the City Center area generally described as the area bounded by East Boulevard, West Boulevard, North Street and South Street. The Council is seeking creative partnerships to leverage additional investment in the downtown core by making publicly owned land available for development.

Potential projects could include but are not limited to the private development of City owned property with retail and other commercial uses, residential uses, parking facilities or combinations thereof. A primary goal of the effort is to increase the amount of off-street parking available in the Downtown center while increasing the activity in the commercial core. Emphasis should be placed on increasing activity at the street level. City center residential land uses are also encouraged. Care should be taken to develop projects that are respectful of the existing Historic Districts.

Proposals should be submitted in writing and should include the following information:

- 1) A project description including
 - a. The proposed location of the project;
 - b. The proposed uses to be included in the project;
 - c. The net number of off-street parking spaces created by the project;
- 2) If available, a statement regarding the concept(s) to be used in financing the project;
- 3) If available, any concepts plans illustrating the proposed development;
- 4) If available, the anticipated development schedule; and,
- 5) If available, a list of any public improvements required to be constructed along with the project.

Submittals shall be submitted to the Mayor's Office no later than 4 pm on November 17, 2006.