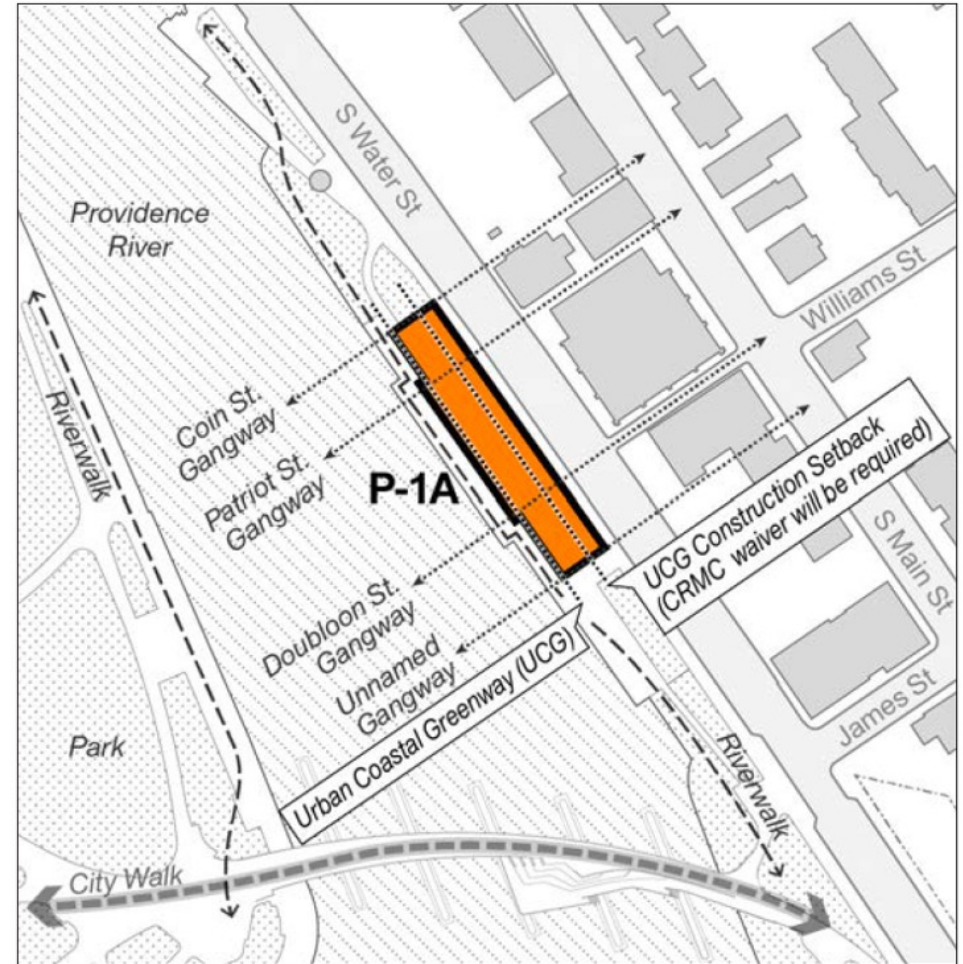


Parcel 1A

- 0.28 acre
- Minimum building height: 1 story
- Maximum building height: 6 stories
- Urban Coastal Greenway (UCG) extends 20' inland from the "Coastal Feature" (the seawall); UBG Construction Setback extends 25' inland from the inland edge of the UCG
 - Applicants must apply to the Coastal Resources Management Council (CMRC) for waiver from UCG Construction Setback
- Historic alignment of the former Coin St, Patriot St, Doubloon St, and unnamed riverfront gangways shall be visually or physically reflected through the use of signs, pavement markings, architecture, or other interpretive elements



Parcel 1A Request for Proposals

- **Issued:** June 15, 2023
- **Responses due:** October 20, 2023
- **Sought proposals** “from qualified developers with the ability to execute a high-quality, financially feasible project that advances the Commission’s economic development mission. Proposals can include any use or combination of uses”
- **Minimum purchase price:** \$350,000
- **Evaluation criteria:**
 - Programs that contribute to the overall mission of the District
 - Clearly defined uses that activate the park and the riverfront particularly for ground floor spaces
 - Contribution to the Development Plan’s stated goals for the East Side District
 - Design and site plans that enhance the adjacent park, and riverfront, and surrounding urban environment; use high-quality materials; and demonstrate architectural excellence
 - If housing is proposed, inclusion of an affordable or workforce housing component
 - Relevant experience of the development team
 - Financial feasibility, including amount of incentives required (if any), proposed purchase price, and annual park contribution
 - Readiness to proceed, particularly level of capital source and/or tenant commitments
 - Project teams that include women-owned or minority-owned business enterprises
 - Evidence of community support