

City of Lake Elmo - RFP Old Fire Station and Public Works Sites

Project Name:

a. Community Benefits

Criteria	Description	Score	Total Possible	Notes
Land Use	The Village Area Study supports uses at the site that range from a place that can be enjoyed by residents to uses that promote a gathering space for residents. Examples include retail, restaurants, bakeries, taprooms, brew pubs, markets, etc. Mixed use development with dwellings above commercial are encouraged at the site in the area outside of the Fire Station footprint. Buildings should not exceed two stories.		30 pts	
Preservation & Design	The City encourages developers to preserve the Fire Station through adaptive reuse. If the Park's building is proposed to be demolished, the developer would not lose points. Since the site is in the Old Village Area, a design district, the developer should include how their plans promote historic preservation and traditional building design. Quality of architectural design, including aesthetics and sustainability will also be taken into consideration.		15 pts	
Public Space & Streetscape Improvements	The Village Area Study supports promoting public space in and around the site. Additional ideas to enhance the public space will be considered and should be included by the developer. Enhancements to the surrounding streetscape, such as landscaping, pedestrian safety improvements and other improvements on the site and along the public right of way should be included.		10 pts	
Parking	Due to limited parking in the Old Village, a parking plan should be submitted that retains spaces (some public) and enhances landscaping and traditional neighborhood development. A creative plan to retain some public parking would be awarded points if determined that it enhances the public space.		10 pts	
Total			65 pts	

b. Economic Impact

Criteria	Description	Score	Total Possible	Notes
Proposed Use	The proposed use should consider small businesses		5 pts	

Draw to the Old Village	The type of development should attract residents from Lake Elmo and surrounding areas to the Old Village. Explain how the development will encourage people to live near the Village Area		5 pts	
Total			10 pts	

c. Developer Qualifications

Criteria	Description	Score	Total Possible	Notes
Experience and Success	Demonstrated success with similar projects. Provides references.		10 pts	
Approach & Timeline	Plan includes a clear timeline and development plan with outlined costs (rough estimate).		5 pts	
Proof of Funds	Evidence of financial capability to complete the project as proposed.		10 pts	
Total			25 pts	
		Score	Total Possible	
Final Total			100	