## CARSON CITY CENTER PROJECT



### **DEVELOPMENT PROGRAM TASKS**

#### DESIRED ELEMENTS

- Knowledge and Discovery Library
- > Business and Technology Incubator
- > Central Outdoor Plaza
- > Public Transit Hub
- Digital Media Lab
- > Parking Structure
- Office Space
- Retail Space
- Possible Hotel & Conference Center Space
- > Evening Entertainment Venue
- > Residential Space
- > Other Public Improvements

#### MASTER PLAN

- Develop a Concept Site Plan that will generally describe the layout of the Project Site and the approximate location of the Desired Elements and the final Project elements.
- > Communicate with the City and the Foundation to confirm the proposed sizes and uses of the structures to be built pursuant to the Project.
- > Define the public spaces and the location of the Public Transit Hub.
- Prepare a massing diagram to determine the approximate height of the Project buildings.
- Prepare renderings and electronic images of the Project Site as envisioned for presentation to the City and the Foundation.

#### INFRASTRUCTURE ANALYSIS

- > Analyze curbs, gutters and sidewalks for the Project Site.
- > Determine the location of utilities and Project demands for necessary utilities.
- Obtain a Phase I Environmental Site Analysis of the Project Site and report the findings and any necessary mitigation measures to the City and the Foundation.

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#### PARKING

- > Prepare a forecast of parking requirements for the Project Site and users based on projected uses.
- > Allocate parking spaces to accommodate the Project Site and the anticipated uses of the Desired Elements and the final Project elements.
- > Analyze whether and how parking revenues can be generated from the Project Site.
- > Determine the optimal size of the Project Parking Structure.

#### REAL ESTATE ISSUES

- Determine the required or recommended term and costs of site leases serving the Project Site.
- > Perform a retail analysis and a housing analysis and make recommendations regarding amount, type and timing of retail and residential uses.
- Analyze possible relocation and/or abandonment of existing streets to accommodate the Desired Elements and the final Project elements.
- > Commission an appraisal of the Project Property. The appraisal shall be performed by a qualified appraiser acceptable to the City and Foundation.

#### FINANCING ANALYSIS

- > Forecast the cost of the public and private improvements that make up the Project and the cost of the Desired Elements and other individual elements of the Project.
- > Examine and make recommendations concerning phasing of the Project and priorities for each element of the Project.
- > Prepare cost estimates to finance and build the Project, which estimates shall include the cost of the Desired Elements and such other improvements necessary for the Project scope.

#### **DEVELOPMENT PLAN**

- > Prepare a sample Master Schedule for the Project from commencement to final completion of all approved Project elements.
- > Propose potential phasing options for construction of the Project.

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#### PUBLIC OUTREACH

- Work closely with Carson City staff to anticipate and resolve development issues and to obtain input regarding Desired Elements, final Project elements, and design and financing options.
- > Report to the Board of Supervisors regarding its activities and findings at such times deemed necessary or advisable by Carson City.
- > Conduct working sessions with the Planning Commission, Advisory Committee and other relevant bodies as required by Carson City.
- Work closely with other Project stakeholders concerning the Desired Elements, the final Project elements, and design and financing of the Project.