

GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY

COLUMBUS ROAD TOD PROJECT
RFQ PROCESS AND LETTER OF INTENT

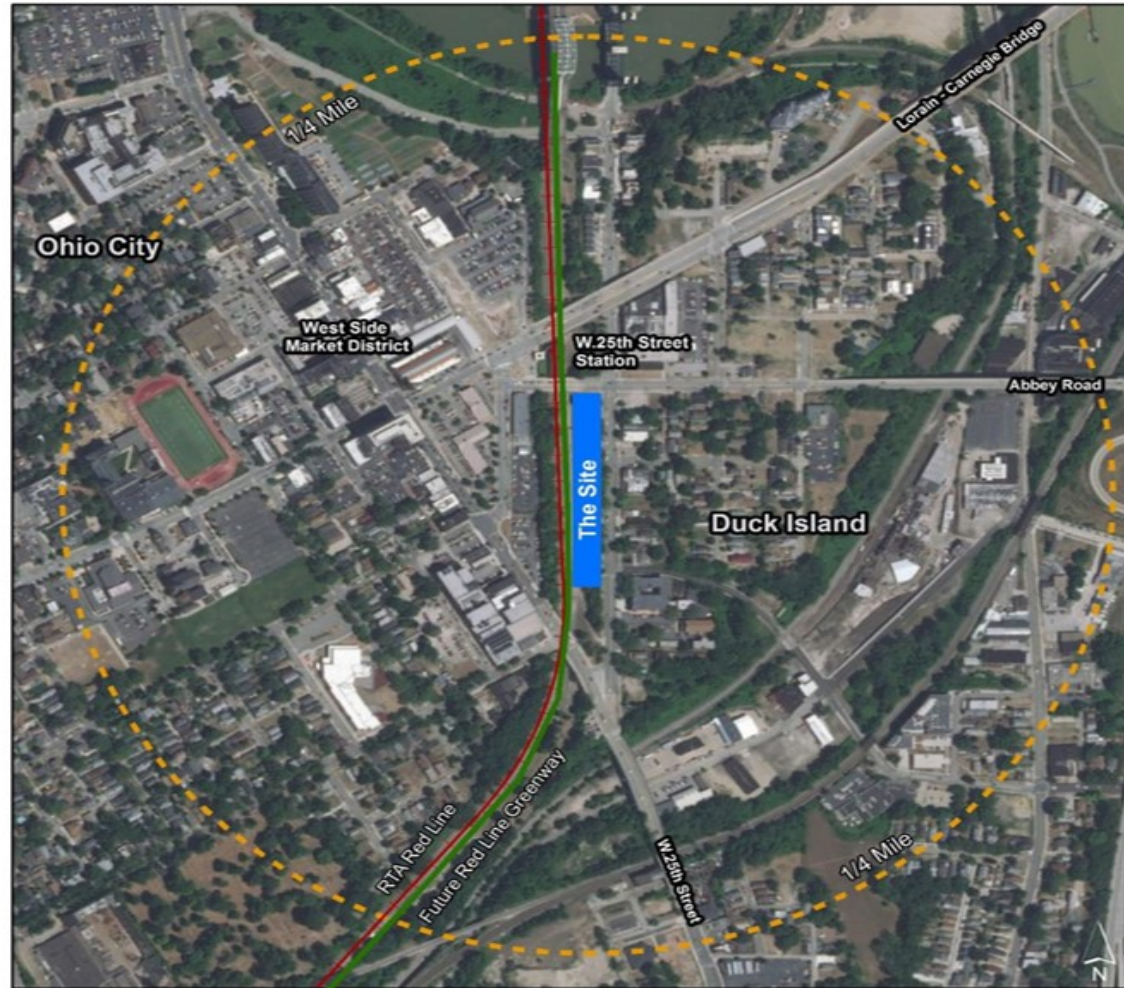
AUDIT, SAFETY COMPLIANCE & REAL ESTATE
COMMITTEE

MARCH 5, 2019



Location Map

Project Site Quarter Mile Vicinity



Request for Qualifications GOALS

- To qualify and partner with a developer capable of producing a TOD project consistent with RTA and FTA TOD goals.
- Generate long term revenue for RTA
- Produce a world class mixed use TOD project as an economic catalyst for the Ohio City and Duck Island neighborhoods.
- Generate increased ridership for RTA



PROCESS

- RFQ issued August 27, 2018
- 47 recipients, 12 more accessed from RTA website. Local, regional and national.
- 13 attended Pre-Proposal Meeting on 9/13/18
- Five RFQ responses received 10/11/18.
- Two development teams short listed and interviewed.
- Notification to highest ranked team 11/20/18

SELECTION COMMITTEE

- Seven members representing all appropriate RTA divisions.
- Reviewed and ranked all responses received.
- Interviewed and ranked finalists.



STEPS TO COMPLETE RFQ

- Seek authorization to execute non-binding Letter of Intent with Carnegie Management and Development Corporation, Westlake, OH.
- Parties will initiate and complete all due diligence requirements over the next 9 mos.
- Determination to proceed will result in a binding Development and Use Agreement.
- Final Board approval and FTA concurrence required.

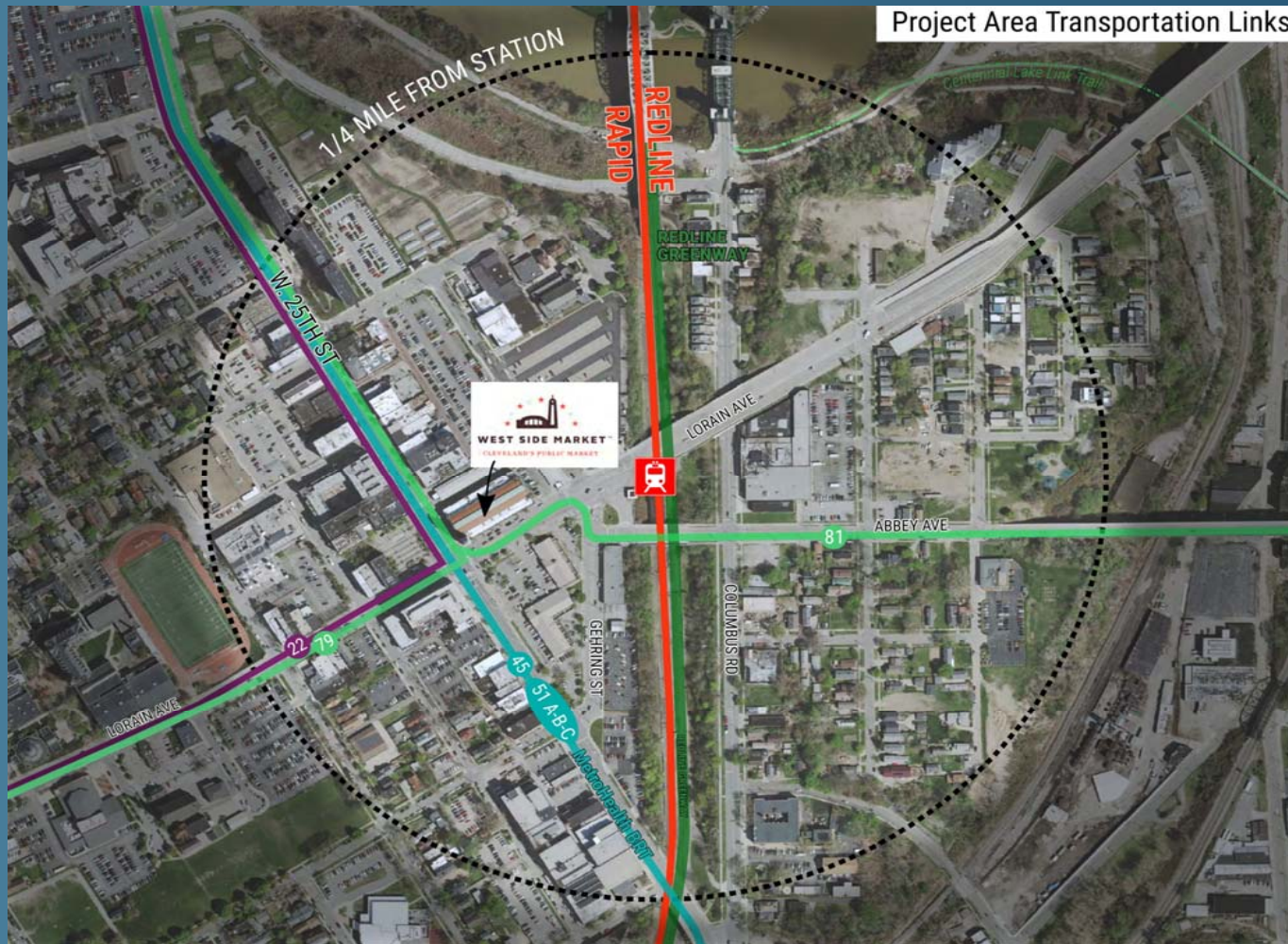
LETTER OF INTENT COMPONENTS

- Developer will initiate and manage an extensive community engagement process.
- Developer will define all project components.
- Input from various stakeholders will result in a site and concept plan satisfying TOD goals.
- Parties will define economic relationship.
- Project schedule will be defined.
- DBE goals will be established by RTA.

RED LINE GREENWAY

- Developer will engage with RTA and Metroparks to ensure the RLG is an essential design element in the plan.
- Improve connectivity between RLG, the W 25th Station and the neighborhoods.
- Design plan will enhance a livable, walkable environment and increase transit ridership.
- Provide key component to the Metroparks “Reconnecting Cleveland” plan.

Transportation Links



RECOMMENDATION

- Staff recommends the Audit, Safety Compliance and Real Estate Committee approval of authorization to execute a Letter of Intent with Carnegie Management and Development Corporation and referral to the full Board of Trustees for action

Questions?

