



Conceptual Presentation of Adams and Main Street RFP Responses

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Department



Background

- RFPs for Adams Street and 1480 Main Street Properties Open June 21, 2016; Closed August 19, 2016
- Received Three Responses on Adams St; One on Main St
- Review Team Consists of:
 - City Manager Jennifer Phillips
 - Planning Director Noah Housh
 - Attorney Michael Biddle
 - Financial Consultant Robert Gamble
 - Consultant/Retired City Manager Mike Oliver



Adams Street Responses/Proposals

- **Proposal 1-Bald Mountain LLC & Alcion Ventures**
- **Description: Mixed Use Resort**
 - 85 Guest Rooms; 20 For Sale Condominium Units
 - Restaurant/Bar with Patio Seating
 - Wine Tasting Room
 - Spa/Wellness Center
 - Event Center
 - Outdoor Plaza



Bald Mountain LLC & Alcion Ventures





Bald Mountain LLC & Alcion Ventures

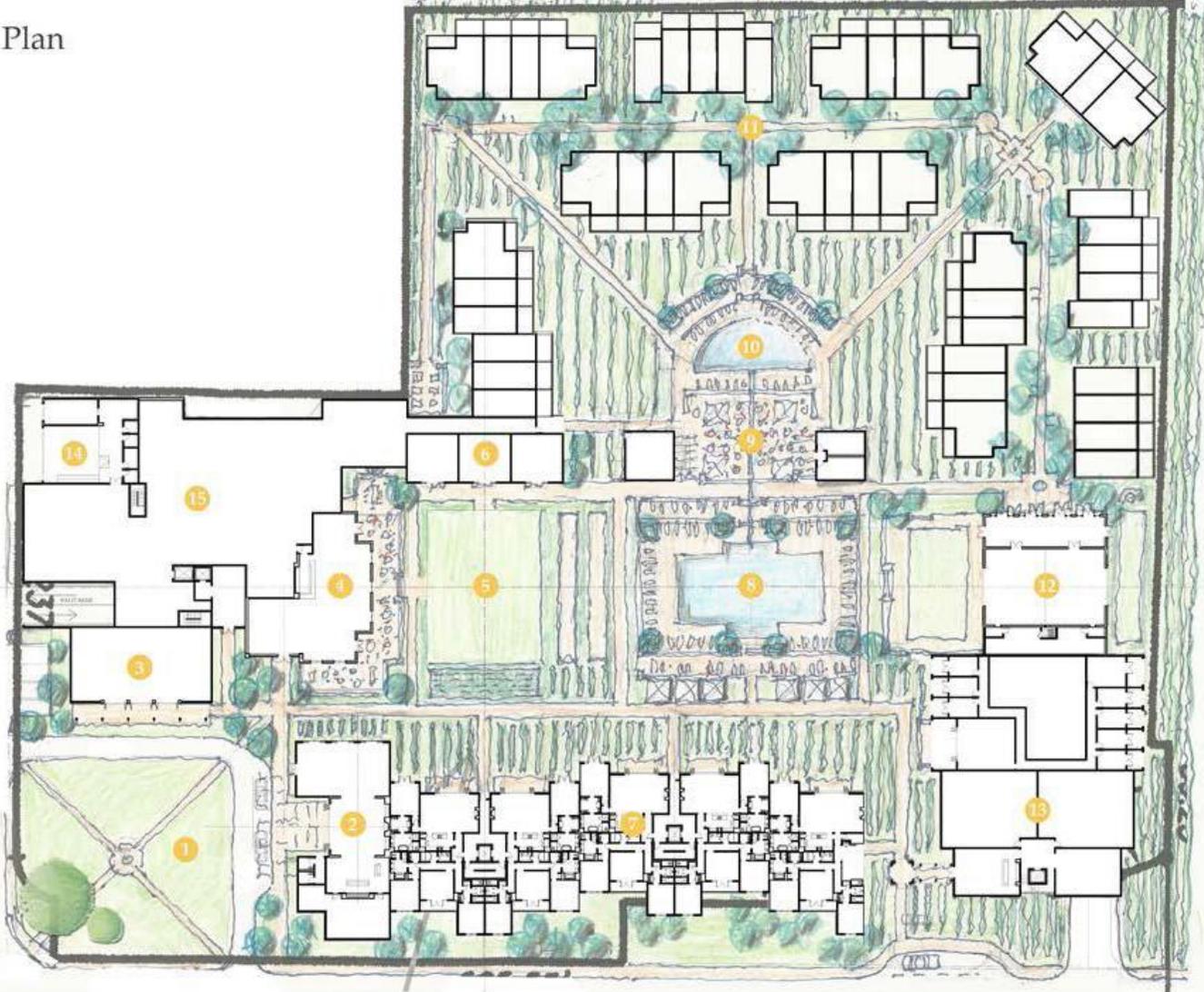




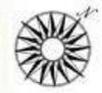
Bald Mountain LLC & Alcion Ventures

Overall Site Plan
1" = 50'

- 1 "The Green"
- 2 Hotel Lobby
- 3 Tasting Room
- 4 Restaurant
- 5 Lawn
- 6 Meeting Rooms
- 7 Residences
- 8 Main Pool
- 9 Pool Bar & Grill
- 10 Family Pool
- 11 Hotel Guest Villas
- 12 Ballroom
- 13 Spa & Fitness
- 14 Loading Dock
- 15 Back of House



Adams Street Hotel
July 19, 2016



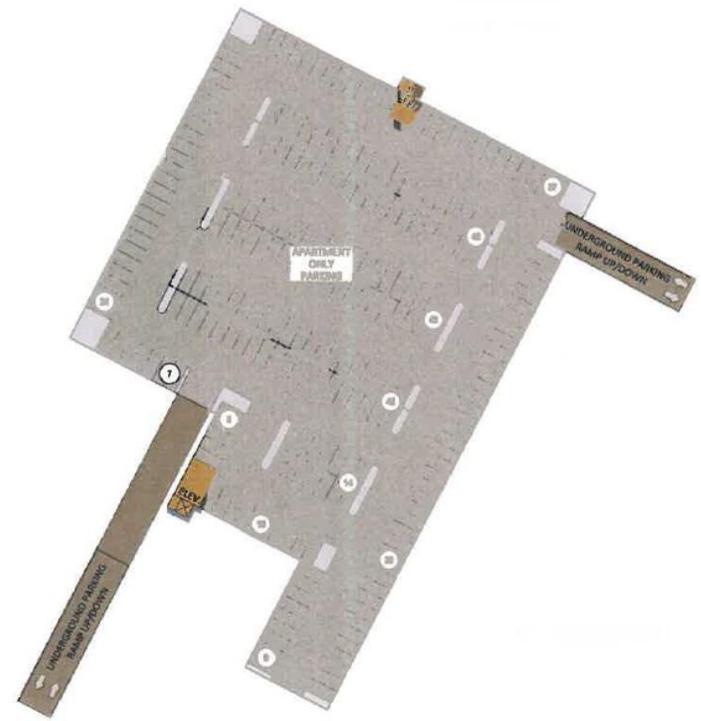
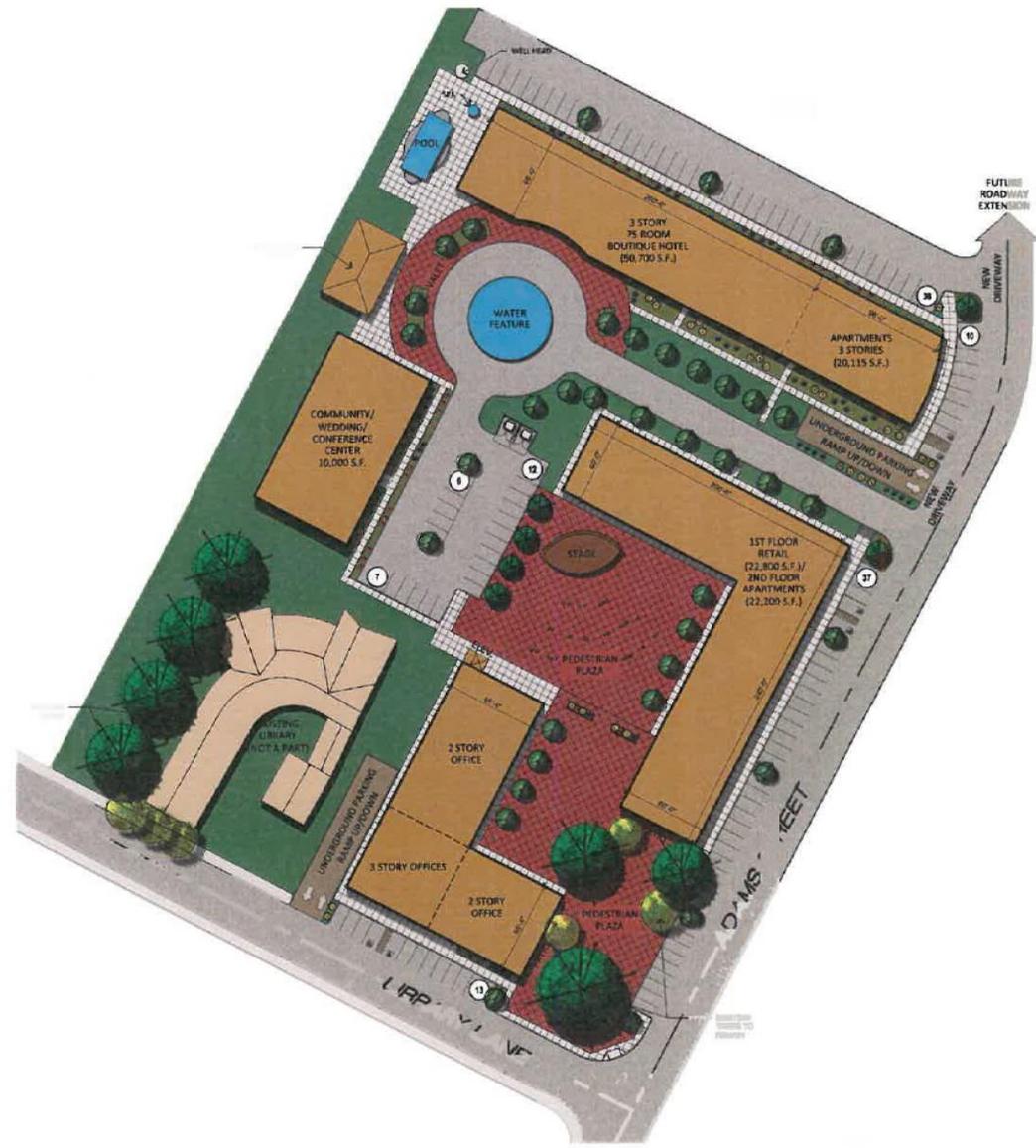


Adams Street Responses/Proposals

- **Proposal 2-HMS Development Partners LLC**
- **Description: Mixed Use Commercial and Residential Project**
 - Three Story Office Including City Hall and Police Station
 - Boutique Hotel-75 Suites; Spa; Lounge; Patio Seating
 - Event/Conference Center-500 Guests; Honeymoon Bungalow
 - Retail Stores
 - 70 Residential Apartments; 20% Below Market Rates
 - Formal Outdoor “Green”



HMS Development Partners LLC





HMS Development Partners LLC





Adams Street Responses/Proposals

- **Proposal 3-HRV Hotel Partners**
- **Description: Resort Hotel**
 - 113 Guest Rooms (102 Standard; 7 Suites; 4 Villa Suites)
 - Lobby, Reception, Restaurant
 - Signature Restaurant w/ bar, Roof-Top Bar, and Terrace Seating
 - Events Pavilion-Ball Room, Meeting Rooms, Board Room
 - Spa/Fitness Studio
 - Retail Shop



HRV Hotel Partners





HRV Hotel Partners





HRV Hotel Partners

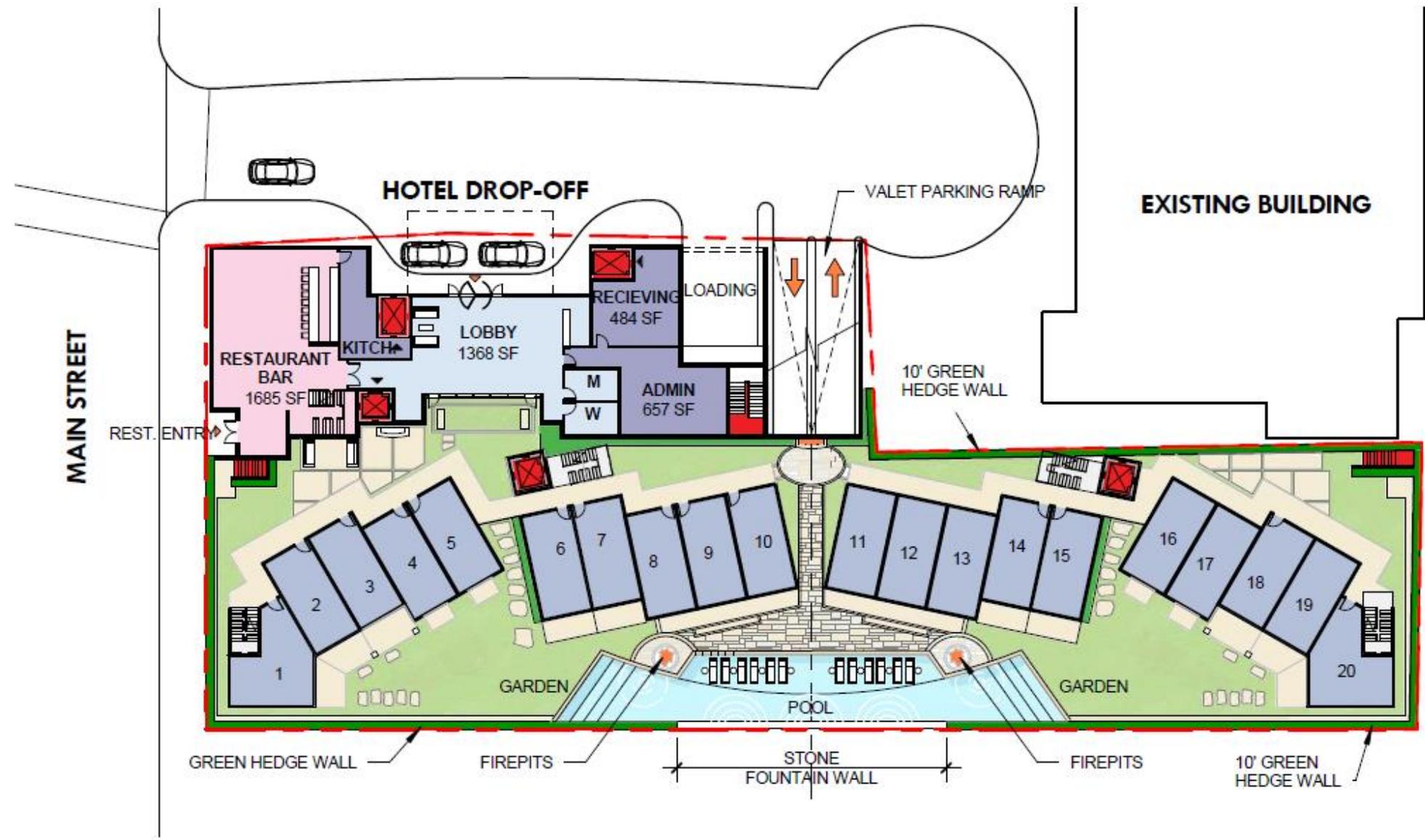


Main Street Responses/Proposals

- **Single Proposal -HRV Hotel Partners**
- Description:
 - Hotel
 - 60 Guest Rooms
 - Lobby, Reception
 - Restaurant w/ bar,
 - Roof-Top Bar
 - Meeting Rooms,
 - Spa/Fitness Studio



HRV Hotel Partners





HRV Hotel Partners





HRV Hotel Partners





Next Steps

- October 19, 2016-Community Workshop-RFP Respondents Presenting their Proposals Personally to the Community
- November, 2016-Internal Review and Vetting of Proposals; Preparation of Staff Report Incorporating Community Input and Review Team's Evaluation
- December 2016/January 2017-City Council Meeting to present Projects to the City Council; Identify Results of the Evaluation of Each Proposal; and Summarize Community Feedback. Staff will Request Council Direction on Selecting Developer with which to Initiate Negotiations



Questions?