
STATE COLLEGE TOWN CENTRE

REQUEST FOR QUALIFICATIONS

RESPONSES DUE MARCH 27, 2017 BY 5PM

INTRO

The Borough of State College (the “Borough”) seeks qualified developers (the “Development Team”) for the redevelopment of Borough controlled land between Allen Street and D Alley known as the Allen Street Civic District or State College Town Centre (the “Project Site”).

The Project Site was selected for redevelopment as part of the Allen Street Civic District Redevelopment Plan adopted by the Borough of State College Redevelopment Authority (the “RDA”) on August 25, 2015.

Under this request for qualifications (“RFQ”), the Borough will select qualified Development Teams in anticipation of a request for proposals (“RFP”) anticipated to be issued in Spring/Summer 2017. The Borough will provide support for the selected project, but will make no financial commitment other than the conveyance of the parcels under a long-term ground lease.

Responses are due electronically by 5pm on Monday, **March 27th, 2017**. Electronic copies of responses should be sent to the following distribution:

elecclar@statecollegepa.us
jwargo@statecollegepa.us
mgaughan@ndconline.org
rsweet@ndconline.org

Questions should be submitted in written form no later than Friday, March 3rd, 2017 to **mgaughan@ndconline.org**.

Amendments to the RFQ will be posted to **www.statecollegepa.us/sctc**. A formal response to the Q&A will be posted no later than Friday, **March 10th, 2017**.

RESERVED RIGHTS

The Borough in its sole discretion may choose not select a proposer or discontinue selection after receiving proposals and/or accepting proposals. This RFQ does not commit the Borough to pay any costs incurred in the preparation of a response. The Borough reserves the right to accept or to reject any proposal in part or in its entirety as well as forego the RFP. The Borough reserves the right to choose any number of qualified proposals. In addition, the Borough reserves the right to issue written notice to all participants of any changes in the proposal submission schedule or other schedules, should the Borough determine, at its sole discretion, that such changes are necessary.

Costs and Expenses

The Successful RFQ Respondent shall be solely responsible for all costs and expense arising out of or related to the RFQ Response, due diligence process, land disposition agreement, environmental, and all other activities necessary, proper, or incidental to the redevelopment Project Site.

Borough's Rights

The Borough reserves the right to deem responses non-compliant and withhold award after completion of the RFQ and/or RFQ solicitation.

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ABOUT US

The Borough of State College is located near the geographic center of the Commonwealth of Pennsylvania. The Borough is on a plateau several hundred feet above sea level in the southern portion of Centre County.

BOROUGH ECONOMY

Incorporated in 1896, the Borough of State College's growth has been closely associated with that of the Pennsylvania State University (the "University"). As of fall 2013, the University had an enrollment of approximately 78,000. Approximately 47,000 students are at the University Park Campus, located in State College Borough and College Township. Total faculty includes approximately 6,000, which includes 3,000 at University Park. The annual 2013-2014 budget for the University totals over \$4.4 billion.

The University's research and development facilities include the Applied Research Laboratory, Materials Research Institute, Institutes of Energy and Environment, Institute for Cyber Science, Electro-Optics Center, Institute for the Arts and Humanities, Social Sciences Research Institute, Institutes of the Life Sciences, General Clinical Research Center and the Ben Franklin Technology Transfer Partnership.

The main industry of the Borough is education with most of the non-student residents of the Borough employed in white collar, professional positions related to the University. In total, the University employs approximately 12,000 full-time employees and 12,500 part-time employees. The average household income for families is 18 percent above the state average at approximately \$103,000, although income data is skewed by the inclusion of the student population. Zillow estimates the average home value in the Borough to be approximately \$275,000.

Overall employment data are not compiled for the Borough, but such data are compiled for the State College Metropolitan Statistical Area ("MSA"). Most of the manufacturing and industrial activity exists within three industrial groups: Stone, Clay, Glass & Construction; Electrical Machinery, Equipment & Supplies; and Instruments & Related Products. Members of the University faculty have founded several companies engaged in research and development work.

For the MSA as a whole, the wholesale and retail trade, finance, insurance and real estate, service and government sectors have experienced the most rapid growth over the past five years. The larger employers located within or near the Borough include are shown in Figure 1.

RESIDENTS & VISITORS

The Borough is home to approximately 42,000 residents and 12,600 households.

Despite overall population growth throughout region, the Borough itself experienced a 7 percent loss of the approximately 3,000 family households between 2000 and 2010. Part of the intent of the Allen Street Civic District redevelopment is to provide amenities and related stability in this critical part of the Borough community.

Fortunately, the Borough is the well positioned as the economic heart of Centre County, which is part of a rapidly expanding region that includes a total population of approximately 85,000 and 30,500 households. Population and households in the primary trade area grew by 15 percent and 18 percent, respectively, from 2000 to 2010.

The Borough's economy is further aided by the economic activity spurred by non-residents from outside the region or outside of the state, which account for an estimated 22 percent of downtown retail customers. In total, downtown experiences over 1.5 million annual visitors.

NAME	PRODUCT OR SERVICE	APPROX. EMPLOYMENT
PENNSYLVANIA STATE UNIVERSITY	EDUCATION	23,405
MOUNT NITTANY MEDICAL CENTER	MEDICAL	1,421
STATE COLLEGE AREA SCHOOL DISTRICT	EDUCATION	1,159
WAL-MART STORES INC.	RETAIL STORES	776
GLENN O. HAWBAKERS INC.	CONSTRUCTION	749
RAYTHEON CORP.	ELECTRONIC EQUIPMENT	502
HRI INC.	CONSTRUCTION	500
WEIS MARKETS INC.	GROCERY STORES	457
WEGMANS FOOD MARKETS INC.	GROCERY STORES	420
ACCUWEATHER	WEATHER FORECASTING	400

Figure 1.
Employers located within or near the Borough.

RECENT DEVELOPMENTS

Several notable real estate development projects are underway that are supported by strong regional growth and significant inflow spending. There is over 44,000 full and part-time related employees in the Borough.

A total of 165 hotel rooms, 476 apartments, and nearly 180 thousand square feet of commercial space was recently completed, approved, or is under review in the downtown area. Market analysis conducted as part of the Downtown Master Plan completed in 2013 is included in Appendix A of this RFQ.

RECENT PROJECTS APPROVED BY PLANNING DEPARTMENT				
NAME	HOTEL ROOMS	APARTMENTS	COMMERCIAL SPACE	STATUS
FRASER CENTER	165	26	60,000 SQFT	COMPLETED
METROPOLITAN	N/A	501 BEDS + 12 IH UNITS	48,000 SQFT	APPROVED
254 E BEAVER AVE	N/A	40	RETAIL & OFFICE TBD	APPROVED
THE RISE	N/A	186	23,500 SQFT	APPROVED
THE RESIDENCES	N/A	236	46,500 SQFT	UNDER REVIEW

Figure 2.

SITE DESCRIPTION

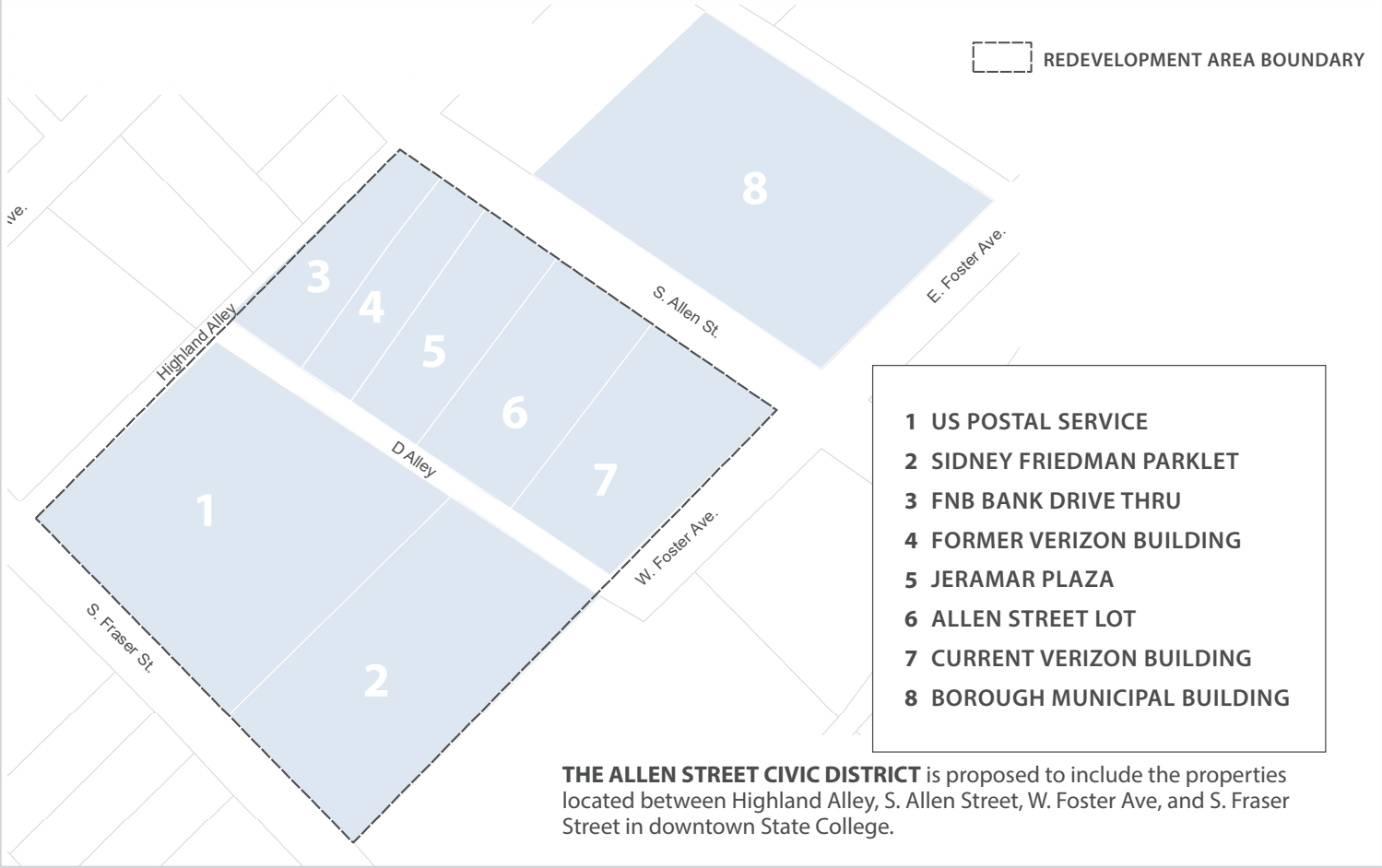
As shown below, the Borough currently has site control on three of the seven parcels in the Allen Street Civic District. The Borough's expectation is that the Development will fit contextually within the full Allen Street Civic District. Moreover, the Development is expected to anticipate future redevelopment activity as appropriate.

The Allen Street Civic District is bound by Highland Alley to the north, S. Allen Street to the east, W. Foster Avenue and the southern property line of Sidney Friedman Parklet to the south, and S. Fraser Street to the west. RFQ proposals are expected to consider phasing strategies that could incorporate both Borough controlled and non-controlled sites in the advancement of the Allen Street Civic District Plan adopted by the Commission.

DEVELOPMENT SITE

PARCEL ID	WORKING NAME	SITE CONTROL	STREET ADDRESS	ACRES	SQFT	ASSESSED VALUE	PROPERTY TAXES	NOTES
36-013-156-0000	FORMER VERIZON BUILDING	OWNED BY BOROUGH	224 S ALLEN ST	0.23	10,709	\$313,575.00	\$0	8,482 SQFT BUILDING LOCATED ON SITE; NO REQUIREMENT TO KEEP STRUCTURE
36-013-159-0000	ALLEN ST LOT	OWNED BY BOROUGH	236 S ALLEN ST	0.47	21,883	\$143,310.00	\$0	32 PUBLIC PARKING SPACES ON LOT THAT MUST BE REPLACED
SUBTOTAL				0.70	32,592	\$456,885.00	\$2,481.00	
PROJECT AMENITY								
36-013-294B,0000	SIDNEY FRIEDMAN PARKLET	OWNED BY BOROUGH	241 S FRASER ST	0.92	42,835	\$50,050.00	\$0	PARK MAY BE INCORPORATED IN DEVELOPMENT PLANS WITH CONTINUED USE AS A PARK
REMAINING ALLEN STREET CIVIC DISTRICT PARCELS								
36-013-161-0000	VERIZON SWITCHING STATION	PRIVATELY OWNED	250 S ALLEN ST	0.31	14,434	\$485,610.00	\$4,874.00	CENTRAL OFFICE FOR VERIZON
36-013-157-0000	JERAMAR PLAZA	PRIVATELY OWNED	226 S ALLEN ST	0.34	15,830	\$801,720.00	\$11,312.00	FOUR STORY BUILDING CONSTRUCTED IN 2008
36-013-155-0000	FNB BANK DRIVE THRU	PRIVATELY OWNED	222 S ALLEN ST	0.29	13,502	\$175,830.00	\$2,481.00	2 DRIVE THRU LANES MUST BE INCORPORATED IN PLAN
36-013-294A,0000	POST OFFICE	PRIVATELY OWNED	237 S FRASER ST	1.48	68,909	\$1,080,110.00	\$0	BOROUGH IS PURSUING OPTIONS FOR BUILDING ACQUISITION, ALTHOUGH NO OPPORTUNITY FOR REDEVELOPMENT EXISTS AT THIS TIME
SUBTOTAL				2.42	112,675	\$2,543,270.00	\$18,667.00	
TOTAL				4.04	188,102	\$3,050,205.00	\$18,667.00	

ALLEN STREET CIVIC DISTRICT



VERIZON BUILDING

Included in the planning area is the current Verizon Building located at the corner of S Allen Street and E Foster Avenue. This building is a critical part of the regional telecommunications network and is the Central Office for Verizon. As a result, it is the full intention of the Borough to accommodate this structure in the long term planning efforts related to the Allen Street Civic District.

Verizon must maintain this building in its current condition, but is open to proposals for additional density on the site, which has been accommodated at Verizon sites in New York, Washington D.C., and Philadelphia. Structures used include creating a condominium for Verizon and non-Verizon uses as well as the sale of air rights. Development proposals interested in incorporating the Verizon Building are solely responsible for all costs and communication associated with incorporating the site. At the Development Team’s request, the Borough will notify proposers with a common interest in incorporating the site for possible cost sharing.

Verizon Proposals are subject to the following prerequisites:

1. Initial engagement of engineers to conduct a Separation Study of the building according to Verizon specifications;
2. Exclusion of any uses involving X-Ray machines or transmitters from the site; and
3. Submission of initial monetary compensation bid for use of the site and related development rights requested.

Development Team’s should contact mgaughan@ndconline.org with their intent to pursue the Verizon site as part of the development concept. The Borough will subsequently provide contact information for Verizon representatives.

Proposers should assume the inclusion of the site for the purposes of describing development concepts within this RFQ.

PLANNING EFFORTS & COMMUNITY GOALS

The Planning Commission (the “Commission”) considered a number of issues when preparing recommendations for the redevelopment of the proposed Allen Street Civic District. This included a review of the current conditions and their relationship to the proposed goals from the Downtown Master Plan and feedback from the community.

The effort built on the Downtown Master Plan that provided several high-level recommendations for how this area could be enhanced as part of a “traditional downtown.” The Commission evaluated the conditions of the proposed district and its ability to be redeveloped within the context of these goals. Commissioners felt that there were several aspects of the district that could make meeting these goals very successful. First and foremost, the Commission observed that the existence of public infrastructure means the area is not only able to be redeveloped, but is also a suitable location for this to take place. Another significant opportunity is the Borough’s ownership of properties within the area. The Commission observed that this enables the Borough a number of mechanisms for achieving its community goals because it can have a more direct role in shaping development in the area.

PLANNING COMMISSION RECOMMENDATIONS

The Commission also felt that the Project Site provided opportunities for advancing the Downtown Master Plan’s goals of invigorating downtown with an array of uses and events. This was because the site provides an opportunity for new uses and events are already facilitated by the existence of several arts and cultural amenities, including Schlow Library, Discovery Space Children’s Science Museum, the Penn State and State Theaters, Memorial Field, and proximity to public parking resources make this area a logical center for an arts or civic district, as well as an area that is focused on family-oriented uses. Additionally, the Commission felt that the character of downtown could be extended into this area by building appropriately-scaled transitional development to bridge the gap between the 100 and 300 blocks of Allen Street.

In preparing the Allen Street Civic District Redevelopment Plan, the Commission also received feedback from a number of community stakeholders on the priorities for the Project Site Stakeholders were engaged around four main themes: creating an arts and civic hub, diversifying retail offerings, growing entrepreneurship and small businesses, and developing professional or workforce housing. Through the conversations and various methods for community input, the Commission learned that there was the greatest support and readiness for a civic center for downtown and the community.

Key elements of the project desired by the Commission include:

- Option to have space for Discovery Space or other cultural use;
- Replacement of 32 public parking spaces in addition to parking required for redevelopment;
- Uses that bridge the town / gown divide and do not cater exclusively to students;
- Residential use, if included, other than student housing; and
- New or enhanced public gathering spaces along Allen Street.

A full description of community feedback received during the planning process is included in Appendix B of this RFQ with prior plans available at: www.statecollegepa.us/2705/Maps-Resources.

CONSTRAINTS

Major constraints of the Project Site are described in detail below. The purpose is to ensure transparency realistic development concepts that the Borough will consider truthful statements by Development Teams. Material divergences in development concepts from causes other than on-going facts and circumstances or due diligence efforts will be grounds for dismissing the selected Development Team.

Community Benefits

The Borough is pursuing the RFQ for the Project Site after an extended period of community engagement and the adoption of the Allen Street Civic District Redevelopment Plan as described in the previous section.

Related benefits that are required of the Development Proposal include:

- First option to lease between 9,000 square feet of space with at least partial street level access for Discovery Space or other users; and
- Pedestrian and public space improvements including the walkway from Allen Street to D Alley and Friedman Parklet; and
- On-site retention of storm water with green roofs, bio swales, or other means.

The Borough will consider redevelopment of related public right of way and existing open space to facilitate other Project Site constraints so long as final purpose and size of public space remains unchanged. Other key constraints of the site are described to the right.

ZONING

The Project Site is located within the Borough's Commercial Incentive District, which is available alongside the entire Zoning Ordinance at: www.statecollegepa.us/1276/Borough-Codes. The Borough is undergoing a comprehensive rewriting of the Zoning Ordinance, although Borough wishes to permit and approve the Development under the existing code.

Major considerations of the CID are described below. Proposers should review the entire Ordinance in conjunction with response Proposals.

- Maximum building height of 65 feet
- Maximum floor area ratio ("FAR") of 2.0 for residential uses
- First floor use requirements other than parking or residential uses for the first 20 feet of the building's depth and requirement of windows for at least 50 percent street facing frontage
- See next section for considerations related to parking

Specific guidance is provided in the Allen Street Civic District Redevelopment Plan with regarding to massing and should be incorporated in responses.

The Planning Commission believes that buildings that range from four to six stories in height are most appropriate for this block. This is a recommendation provided by the Downtown Master Plan, which the Planning Commission supports.

The CID offers several incentives that permit additional that are outlined within the ordinance, although incentives are capped at the following:

CID BONUS MAXIMUMS		
BUILDING HEIGHT	RESIDENTIAL FAR	REDUCTION IN PARKING
95 FEET	3.0	30%

In addition, the Borough has an inclusionary zoning ordinance ("IZO") applicable to all residential development in an amount equal to 10 percent of the units constructed under the following affordability guidelines.

IZO AFFORDABILITY REQUIREMENTS FOR UNITS		
% OF AMI	FOR SALE UNITS	RENTAL UNITS
60%	N/A	> 50%
61% - 80%	> 50%	> 25%
81% - 120%	< 50%	< 25%

The provision of related affordable units may be satisfied via the three means including: on-site units, fee-in-lieu, off site units, and/or a land donation, all subject to requirements of the IZO. Designated affordable units must stay affordable for a period of not less than 99 years.

CONSTRAINTS & INCENTIVES

CONSTRAINTS

Parking

The Borough is currently at its effective capacity for off-street parking and the Development will need to accommodate all needs either on-site or in close proximity.

Included in the Project Site is a 32 space surface parking lot that was built with funds received from another project using fee-in-lieu funds. As a result, the 32 spaces must be replaced on a one-for-one basis for use as public parking outside of the Borough existing parking assets.

The surface lot adjacent to West Beaver Avenue was included in massing diagrams for the Allen Street Civic District Plan, but is deed restricted for use by the State College Presbyterian Church and is not available to be included in the Development.

In addition to the above considerations, the CID provides for the following requirements related to parking.

- No requirements for parking for non-residential uses up to 30,000 square feet
- Above this threshold parking is required at a ratio of 1 space per 800 square feet that may be satisfied via an fee-in-lieu
- Residential construction is not eligible for fee-in-lieu

The expectation of the Borough is that the parking needs for the Project Site will be primarily market driven in addition to accommodating the relocation of 32 spaces.

The Borough recognizes the constraints of the site and expects to work with Development Teams to find creative uses of existing Borough parking assets.

Traffic

The Downtown Master Plan identified the possible reorientation of traffic flow on Highland Alley to accommodate a safer and more functional intersection with South Allen Street. The Borough will consider related requests to both Highland and D Alleys alongside the review of proposals.

Geological

A geotech survey was completed in December 2016 for the benefit of the Allen Street Civic District redevelopment and is included as Appendix D. Development Teams are expected to review and propose Development Concepts that area feasible given these constraints.

In addition, the geologic condition of the area presents unique circumstances for satisfying the requirements of the storm water code. As described in the community benefits, the Borough will favorably consider proposals that use green roofs and other techniques for storm water retention.

Topographic & Utilities

GIS files for the site are available at www.statecollegepa.us/sctc.

INCENTIVES

Local

The primary incentive on the Project Site is the conveyance of development rights and a clear vision supported by the Borough community for future uses. The Borough is open to creative structuring of the land contribution to assist with project viability, subject to strict “but-for” analysis, should the project warrant assistance. The Borough’s expectation is that the land will be conveyed via a 50 to 99 year ground lease.

As described above, the Borough would like the option to lease between 3,000 and 5,000 square feet for the Discovery Space or other community uses. Exercise of this option is expected to be accompanied by an on-going lease payment that matches what is feasible by the community user and is not expected to be provided free of cost.

State

The Borough will work with qualified developers to pursue state economic development and transportation programs, as applicable. No funding commitments exists at this time.

Federal

The Project Site is additionally in a Severely Distressed Census tract for purposes of the United States Treasury Department’s New Market Tax Credits (NMTC) program. Developments that wish to use this program should have existing capacity with the requirements of the program and sources of NMTC allocation.

The Borough will be supportive of projects pursuing NMTC’s or other subsidy programs through commitment letters and technical assistance, but will expect the Development Team to bring associated resources to the project.

PROPOSAL REQUIREMENTS

The Borough will select a preferred developer based on individual or firm capabilities, community benefits, key staff assigned to the project, technical approach, financial return, and proven ability to perform within projected time and budgets. Respondents should address the Proposal Requirements in sequential order with defined headings. Respondents should limit responses to **15 pages** exclusive of appendices.

MINIMUM REQUIREMENTS

The purpose of RFQ is to select a limited number of qualified developers that will be expected to formally propose a detailed development program alongside the RFP to be released in Spring/Summer 2017. For the purposes of the RFQ, the Development Team must demonstrate a successful background in the development of mixed-use projects in urban or college town settings. The response must indicate the Development Team's record of accomplishment and financial capacity to complete, maintain, and manage the proposed concept for the Project Site. On a preliminary basis, responses are also expected to indicate intentions with regard to the development concept including massing, programmatic uses, and other project characteristics as applicable.

Additional requirements include:

- Demonstration that the project and Development Team has the financial and staff capacity to undertake the project.
- Consistency with prior adopted plans by the Borough and use limitations described herein.
- The Development Team's willingness to provide compensation to the Borough for conveyance of the Project Site.

FIRM OVERVIEW

Developer Identification:

Identify the development entity's name, street address, mailing address, telephone number and e-mail address. Specify the legal form of the organization (e.g., corporation, partnership, joint venture, other) and identify persons with the authority to represent and make legally binding commitments for the development entity.

FIRM OVERVIEW

Firm Background:

Respondents to this RFQ are expected to identify a full development team, which has the experience and capacity to design and construct a program for Project Site. Such teams shall include, at minimum, a lead development entity, an architect and a general contractor or construction manager. Respondents should include a brief history and description of the firm, its principals, and its experience. Please indicate whether the same firm will perform multiple functions.

Key Staff Assigned to the Project:

Identify key members of the Development Team including architects, engineers, contractors, financial or equity partners, lenders, and any known participating developer entities. Provide relevant experience for each team member, a description of their previous projects, and their role in the cited project.

Financial Capacity

The Development Team must describe its financial capacity and at a minimum, the lead development entity must provide three (3) years of accountant prepared financial statements. If the development entity is a single purpose entity or to be formed entity, then the financial statements of the parent company must be submitted. If outside funding partners will be used, please provide letters of support evidencing the partnerships.

The Development Team must also describe its capacity to fund predevelopment costs if selected to develop the Property.

For each nonprofit organization involved in the project, provide nonprofit name, incorporation date and place, affiliated organizations, three (3) years of Form 990s, annual budget, and major sources of funding.

Past Project Experience:

Provide a list of at least three (3) similar projects in which the developer and key members of the development team have completed that are of a similar character to the Property. Include information on the location of past projects, their type, cost, funding sources, and indicate if the development team has a continued operating interest. This information must be in a narrative form that is clear and comprehensive. Special consideration will be given to projects completed in college towns and in the Commonwealth of Pennsylvania.

References:

Provide a list of at least one reference from each of the three projects described above. At least one reference among the three projects must include a municipal representative. The list should include a specific contact name, email, address, phone number, and employer.

PROPOSAL REQUIREMENTS

DEVELOPMENT PROGRAM

Development Narrative:

In a narrative fashion, respondents should provide a detailed development concept and related vision. The narrative should describe how the proposed use for the Project Site will achieve the desired community benefits detailed in prior planning efforts. The response should also describe how the respondent is uniquely qualified to complete the project.

Preliminary Development Program & Conceptual Design:

Describe the preliminary program for the building including estimates of square feet devoted to each use. As an appendix, please also provide preliminary site massing and/or conceptual designs as relevant.

Management:

Please describe management plan and qualifications of a third party management intended to be used.

Market Support:

Please describe in detail or provide supporting third party reports describing the demand, rents, and/or other indicators of market support for the proposed program.

Zoning Requirements:

As applicable, please describe any modifications to current zoning that may be required.

Borough Contributions:

Please describe preferences with regard to the structuring of Borough land contributions via a ground lease including, among other relevant considerations, term and form of Borough compensation.

EVALUATION & SCHEDULE

Proposals will be evaluated based upon the below criteria.

EVALUATION

PROJECT VIABILITY/ DEVELOPMENT TEAM CAPACITY	<ul style="list-style-type: none"> • Experience with similar or related projects • Feasibility of proposal and likelihood of success • Capacity to undertake the project • Financial capacity of Development Team 	MAX OF 50 POINTS
COMPATIBILITY & INTEGRATION WITH REDEVELOPMENT PLAN	<ul style="list-style-type: none"> • Compatibility of proposed uses with borough visions and surround neighborhood • Integration with surrounding neighborhood • Consistency with prior planning efforts 	MAX OF 20 POINTS
COMMUNITY BENEFITS	<ul style="list-style-type: none"> • Ability to deliver community benefits required by the borough 	MAX OF 20 POINTS
FISCAL IMPACT TO BOROUGH	<ul style="list-style-type: none"> • Ability of development to contribute towards the economic sustainability of the borough 	MAX OF 5 POINTS
COMPLETENESS AND QUALITY OF THE PROPOSAL		MAX OF 5 POINTS

REQUEST FOR QUALIFICATIONS SCHEDULE

DATE	EVENT	NOTES
<i>TUESDAY, FEBRUARY 28TH 2017</i>	ON-SITE WALK THROUGH WITH BOROUGH STAFF	PLEASE REGISTER WITH MGAUGHAN@NDCONLINE.ORG BY FRIDAY, FEBRUARY 24TH 2017
<i>FRIDAY, MARCH 3RD 2017</i>	DEADLINE FOR SUBMISSION OF RFQ QUESTIONS	SUBMIT QUESTIONS IN WRITTEN FORM TO MGAUGHAN@NDCONLINE.ORG
<i>MONDAY, MARCH 27TH 2017</i>	DUE DATE FOR RFQ SUBMISSIONS	SEE SUBMISSION DISTRIBUTION WITHIN RFQ
<i>THURSDAY, APRIL 6TH 2017</i>	IN-PERSON INTERVIEWS	ELIGIBLE RESPONDERS WILL BE CONTACTED PRIOR TO EVENT
<i>WEDNESDAY, APRIL 26TH 2017</i>	FORMAL RDA SELECTION OF QUALIFIED DEVELOPMENT TEAMS	

APPENDIX A: Downtown Master Plan Market Analysis

APPENDIX B: Community Input Received During Preparation of Allen Street Civic District Redevelopment Plan

APPENDIX C: Adopted Allen Street Civic District Redevelopment Plan

APPENDIX D: Geotechnical Survey

COPIES OF THE APPENDICES AND RFQ CAN BE FOUND AT: WWW.STATECOLLEGEPA.US/SCTC