



## TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Historic Advisory Board

**FROM:** Zach Higgins, Community Development Director  
Alexandra Cramer, Planner/Project Manager

**DATE:** May 13<sup>th</sup>, 2024

**SUBJECT:** Discussion Regarding Gesin Lot RFP

### Background

The Town, in partnership with the Colorado Main Street Program and Andrew Coburn of Urban Rural Continuum, are in the process of crafting a comprehensive Request for Proposal (RFP) to facilitate the redevelopment of the Gesin Lot. This RFP will detail the desired type of development, design standards if applicable, potentially establish a minimum purchase price of the land, and delineate the terms and conditions of the sale. Serving as a roadmap for prospective developers, the RFP will articulate the Town's expectations and requirements for the project, encompassing aspects such as proposed land uses, building size, and design elements, including specified building materials.

### Request for Input

Given the historical significance of the Gesin Lot and its importance to Main Street, input from the Historic Advisory Board and Main Street Board is being sought to ensure that the RFP reflects the site's history and character appropriately while also considering a future historic district and accompanying guidelines. Recommendations on architectural elements, design guidelines, uses, or other features to be included in the RFP are welcome and encouraged for consideration.

### Focus Group Meeting

To refine the specific details of the RFP, a group will meet with the Board of Trustees for a workshop on May 14<sup>th</sup>. Two (2) representatives from the Historic Advisory Board and two (2) from the Main Street Board are invited to participate in this meeting, along with two members from the Main Street Board of Directors. This collaboration will help ensure that the RFP takes into consideration the collective vision and meets the Town's objectives.

### Staff Recommendation



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Staff recommends that the Main Street Board of Directors discuss their recommendations for the RFP as well as consider two members from their board to serve as their representatives for the discussion on the Gesin Lot RFP with the Board of Trustees scheduled for May, 14<sup>th</sup>.