

May 19, 2021

Project Pascalis Background and Preliminary Details

To be considered, please provide a letter of intent including any information regarding your initial proposal by close of business on Monday, June 7, 2021. Expressions of interest may be directed to Economic Development Director Tim O'Briant (803-508-1429) at tobriant@cityofaikensc.gov.

Overall Project Scope

The Aiken Municipal Development Commission (AMDC) intends to embark upon a Public-Private Partnership to redevelop a key portion of the City's central business district with the following elements desired:

1. Limited service hotel offering 100 +/- rooms (Privately constructed, owned, operated)
2. Conference Center of not less than 25,000 square feet with full banquet facilities to include commercial kitchen (to be owned and operated by the AMDC)
3. Parking garage servicing both the hotel and conference center with no fewer than 400 spaces (to be owned by the AMDC)
4. If the site allows and it proves economically feasible, 60 +/- residential units wrapping the parking structure. These may be rental or owner-occupies units. (Privately funded, owned, operated)

(An initial concept plan detailing potential layout and massing of the project attached, proposals that omit any component listed above will be considered with explanation)

Project Footprint: 2.1 acres

The Aiken Municipal Development Commission holds contracts to purchase roughly 1.6 acres in the downtown and anticipates realigning the Newberry Street frontage in the project area to make an additional .5 acres available for the redevelopment. (Aerial of the available property attached.)

Regulatory considerations

The site is zoned Downtown Business (DB) which is among the City of Aiken's most inclusive classification. DB allows for commercial, residential and urban mixed-use and requires no on-street parking for all of the above. HEIGHT RESTRICTION. Building height is limited to 55 feet above grade in the downtown area (excluding circulation towers, parapet walls, mechanicals, spires, and other similar elements). A variance allowing additional height is possible but maintaining the 55 feet would be preferable if feasible.

Pre-development Investment to Date

At its own expense, the City of Aiken and the AMDC have engaged the following professional services for initial research, planning and support of the envisioned project (interested developer may select their own team, but would be free to use AMDC's preliminary work product):

1. **Architecture and cost estimation.** The Boudreaux Group, Columbia, SC
2. **Engineering, infrastructure, technical design.** Cranston Engineering, Augusta, GA

3. **Parking design and consulting.** Structured Parking Solutions, Pensacola, FL
4. **Environmental evaluation and sampling.** Terracon, Columbia, SC
5. **Hotel/Conference Center market study.** AECOM Economics Division, Chicago. IL
6. **Economic Impact/Public Benefit and ROI.** Urban3, Asheville, NC