

Request for Proposals

Mixed Use Development on Bond Street

Proposals will be accepted by the City of Evansville, Department of Metropolitan Development, 306 Civic Center Complex, 1 NW Martin Luther King, Jr. Blvd., Evansville, IN 47708, until 3:00 pm, November 18, 2022.

Those submitting proposals are required to furnish the information as described in **Section G** of this Request for Proposals (RFP).

A. Offering

The City of Evansville, through its Redevelopment Commission (“ERC”) and its Department of Metropolitan Development (“DMD”), is offering a well-located building site that includes properties addressed at 501 NW Third St, 502-506 NW Fourth St, 508 NW Fourth St, 511 NW Third St, 514-516 NW Fourth St and a portion of 526 NW Fourth St in the Downtown Redevelopment Area for the development of a mixed-use facility. The property, approximately .9 acres (approx. 140’ X 280’) is available for redevelopment by firms, individuals, or general interested parties. It is located within a commercial/industrial area and the ERC will encourage proposals that will enhance and support further commercial, industrial and retail development, as well as neighborhood development within the area.



B. Concept

As a main gateway into Evansville’s evolving downtown, including the NoCo (North of Court) Makers District, the property offered here proposes some unique opportunities for developers and builders. With the downtown IU Medical School campus, opportunities for student housing, market-rate housing, retail and dining become apparent at this site, as do light manufacturing or a potential makers space. Preference is a development which blends several of these, or other components creatively.

The ‘NoCo Makers District’ is conceived as ‘A place to live and work and create.’ The selected respondent will indicate how their project demonstrates many of these key NoCo elements:

- A mix of uses – manufacturing, product development, fabrication, art, residential, dining, retail
- A mix of building types – industrial, residential, commercial and mixed-use
- Diverse uses, building styles and materials

It is the desire of the ERC and DMD that any redevelopment proposed for the site be consistent with the 2016 Downtown Redevelopment Area Master Plan Update, Redevelopment Area Design Guidelines, and all applicable zoning regulations.

More details regarding the Redevelopment Area can be found at:

<https://www.evansvillegov.org/city/topic/index.php?topicid=421&structureid=140>.

The 2016 Downtown Master Plan Update can be found at:

https://www.evansvillegov.org/egov/documents/1501003332_0007.pdf

The land use for this property is currently zoned C-3 Commercial. The goal of the ERC is to see this property at its highest and best use which would be a facility incorporating some mix of retail, residential, light industrial/assembly and a makers component. Any new structure shall require approval through the Design Review process, but designs which incorporate the values and ethos of the NoCo Makers District through high-quality design and materials, will find a high degree of flexibility by the Design Review Committee. The successful project will also value, compliment and provide design tension to the historic buildings surrounding the offered parcels. Other considerations should discourage the use of EIFS exterior, suburban design and lack of mixed uses.

It is desired that any development occurring on the site be, at minimum, 3 floors, in at least some parts of the project. Ground floor retail is desired with possible components such as micro-distillery or brewpub, bistro, coffee shop and other retail uses. Residential make up could be offered as condo units or leased space. Extra consideration given for: residential common area; use of green building techniques; industrial loft type architectural style both interior and exterior; and unique design. Any proposed uses of the property should be identified in the proposal. It is recommended, but not required, that submitted proposals include a site plan along with a rendering of the finished project.

C. General Process

Following a review of the submissions, a shortlist of proposers will be invited to be interviewed. Based on the detailed proposals received and the interview process, a proposal will be selected and will be extended exclusive rights to redevelop the property. The chosen respondent will proceed through the city boards as directed for approval of the project. A development agreement will be negotiated and executed as the instrument to define the roles and responsibilities of the selected developer and the City of Evansville.

D. Terms and Conditions

A selection committee will screen and score the submissions. Discussions may be conducted with parties responding to the RFP for purpose of clarification to assure full understanding of and responsiveness to the solicitation requirements. The ERC reserves the right to reject any or all proposals, or to make no award. The agency further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to the agency. It is extremely important that potential respondents are given clear and consistent information; therefore, a non-mandatory but strongly suggested pre-submittal meeting will be held on site at 11:00 am, Thursday, September 15, 2022. Please call 812-436-7823 to confirm location prior to September 15, 2022.

As required by Indiana law, all proposals must contemplate the purchase of the subject real estate for not less than the average of two appraisals. The City of Evansville is currently obtaining two appraisals and the offering price will be included as an addendum to this Request for Proposal.

ERC may require the proposer to retain a minimum 5-year ownership of the property. Failure to execute the proposed project within the timeframe stated in the development agreement may result in revocation of the property. Further terms will be negotiated and defined in the development stage of this process.

E. Selection Criteria

The proposals will be evaluated on the following categories and scoring system:

50 Points Total

1. 15 points = Building Concept – proposals should convey the look and use of the building from an architectural and functional standpoint. Energy efficient and sustainable resource materials and systems are encouraged. Points will be given for re-use materials used, energy efficient techniques applied and overall approach to the connection to the historic fabric of the surrounding area. Creativity in the residential application with common areas will be given extra consideration.
2. 12 points = Business Application – because this building is located within the Downtown Redevelopment Area, higher scores will be awarded to projects with unique commercial/retail end uses and job creation.
3. 10 points = Total Investment in the Project – projects with higher investment into the re-use of the property will score higher.
4. 5 points = Professionalism, Completeness and Creativity of Proposal – proposals which supply all necessary criteria, desired materials, required information and are submitted in a neat, error free and creative fashion will score higher.
5. 4 points = Owner Occupied – higher points awarded to projects with the developer retaining ownership and use of the project for at least 5 years.
6. 2 points = Acquisition Offering Price – while resale value is not the driving force behind offering this property for redevelopment, it will have some consideration.
7. 2 points = Site Rendering – any proposal that is accompanied by drawings and renderings of the concept will be awarded additional points.

F. Property Description

This property is located in the Downtown Redevelopment Area. It is adjacent to the Jacobsville Redevelopment Area and Jacobsville Neighborhood north of the Lloyd Expressway. To the SW of the site, there is a former dry-cleaning facility. Railroad tracks and the Lloyd Expressway are situated to the North. Historically, the property was populated with several buildings including a gas station on the southern end of the site.

Site Considerations

Parcel ID #: 82-06-30-029-024.002-029 (partial), 82-06-30-029-024.002-029, 82-06-30-029-024.003-029, 82-06-30-029-024.004-029, 82-06-30-029-024.005-029, 82-06-30-029-024.006-029

Lots Size: Approximately 280' (Frontage) X 140' (Depth)

Current Zoning: C-3

Assets

- Location within the Downtown Redevelopment Area and recently designated NoCo District
- Proximity to existing retail, industrial and commercial development
- Proximity to IU Medical School campus
- Proximity to the Lloyd Expressway and First Avenue
- Proximity to Willard Library
- Proximity to Downtown and Franklin Street corridors
- Proximity to residential neighborhoods

G. Submission Requirements

At minimum, the following must be submitted with your proposal:

1. **One (1) original plus 3 copies of all documents plus a Flash drive version**
2. Cover letter describing the composition of the redevelopment team or individual developer, each member's relevant experience and the key personnel involved. Clearly identify role(s) as principal, consultant, general partner, designer, or other.
3. Provide at least three (3) examples of redevelopment projects completed within the last six years which are most relevant to this project. Name and address of these projects and any visual documentation would be welcomed.
4. Pro Forma - Proposed financial terms of the acquisition and project costs, including financial capacity and ability to perform the project as proposed.
5. Proposed use - This should be in narrative form which details the end-use of the new structure(s) and may include a market analysis or general position on the feasibility of the new uses. Linkage to the Downtown Master Plan and NoCo District should be emphasized here. Please refer to the Selection Criteria (Section E) for items to include in this portion of the proposal.
6. Site plans and renderings of proposed project (optional but highly recommended).
7. Executed addenda if any addenda were issued following the release of this RFP.

The submission must be received by 3:00 pm on Friday, November 18, 2022 and should be sealed in an envelope labeled Bond Street Development and addressed as follows:



**Attention: Beth Purtzer
Department of Metropolitan Development
306 Civic Center Complex
1 NW Martin Luther King, Jr. Blvd.
Evansville, IN 47708 -1869**