

REQUEST FOR PROPOSALS

DEVELOPMENT PROPOSALS FOR the acquisition and development of 186 Main Street Auburn, ME 04210

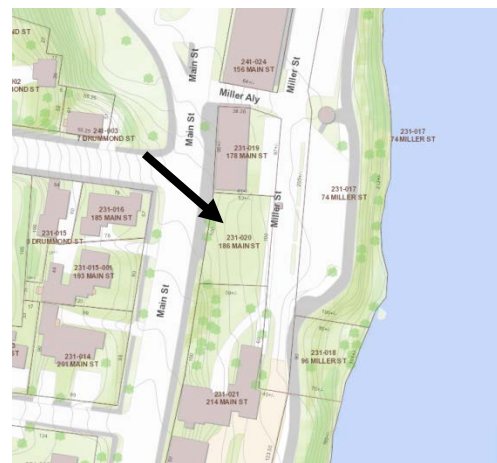


Photo February 2017

INTRODUCTION:

The City of Auburn, Maine is seeking proposals for the acquisition and development of prime downtown property owned by the City, comprised of a rectangular shaped parcel containing approximately 0.13 acres of vacant land in the area bordering Main Street and the Auburn Riverwalk in Downtown Auburn. The lot has great views of the Androskoggin River and substantial frontage on Main Street. Traffic counts indicate that nearly 10,000 vehicles pass by the site each day. The land is identified as the tax map parcel number 231-020 and is approximately 100' wide and 53' deep.

See the legal description attached hereto as Exhibit "A" and the tax map to the right for a perspective of the subject parcel.



DEVELOPMENT GOALS:

The City of Auburn is seeking a developer with the proven skills, resources and commitment needed to build a private mixed use or commercial development. In pursuing this project, the City is seeking a



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www.auburnmaine.gov | 60 Court Street
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207.333.6601

developer who will assemble a team that is capable of planning, designing, financing, negotiating and managing the proposed project in a timely manner.

The development of the parcel should be in conformance with the City's Comprehensive Plan, Form Based Code and should be consistent with surrounding uses. The Comprehensive plan calls the area Main/Elm Corridor Mixed Use District (MEMUC) and a copy of the description of that district is attached as Exhibit B. The Form Based Code is available on the City website at <http://www.auburnmaine.gov/Pages/Government/City-Charter-Ordinances>. The parcel is located in the T-4.1 Traditional Main Street Neighborhood zoning district at a transition point between the T-5.1 Downtown Traditional Center zoning district and T-4.1. Because of the City's interest in maximizing development potential and taxable value and the location at the transition between districts the City would support 2-3 story (not counting the attic) development of the parcel. The City has identified the following criteria for the development of the property and the surrounding area:

1. The structure should have an urban design and a high quality façade. The structure should be 2-3 stories and ideally would provide commercial space on all or a portion of the first floor.
2. The development should provide for thoughtful pedestrian connectivity with Main Street and the Riverwalk.
3. Proposals must complement the downtown character and the existing infrastructure resources of the area. Public infrastructure improvements are encouraged along the frontage.
4. Proposals should incorporate facets of the area's historic character in the design concept.
5. The proposal must acknowledge the existence of the 1% flood plain at the rear of the parcel and explain how avoidance or compliance with flood standards will be achieved. The abutting parcel is a good example of how the flood boundary can be delineated to exclude the structure from the 1% flood hazard area with minor grading.
6. Proposals should provide for consideration of the site's proximity to the Riverwalk and Androscoggin River.
7. Proposals should provide some on-site parking for the planned uses of the site and may rely on public parking within 1000' of the site to meet minimum parking standards.
8. Proposals should identify and provide for any additional land acquisition or current land holdings which are required to support the overall development plan of the site.
9. Proposals should identify anticipated assessed value created by the development and any financial assistance required to complete the development.



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10. The proposal should emphasize the immediate usefulness of the subject parcels as part of any overall development plan that will be a tangible asset to the City and its residents and demonstrate the proposed use will provide the highest and best value to the area and meet the development goals of the developer and local plans.

PROPOSAL REQUIREMENTS:

The following information must be included in all proposal submissions unless otherwise provided:

1. **Detailed description** of the proposed development, a concept site plan showing orientation of all buildings, parking areas, vehicle and pedestrian access and circulation patterns, other site improvements, size of buildings and square footage of specific components, exterior building elevations and anticipated materials and design style. Provide a list of all approvals necessary, including any variances, zone change requests, subdivision approvals or special use permits required. Staff can help with this based on a specific project proposal.

The developer must also clearly identify any additional land acquisition that may be necessary to support the development and provide a clear explanation for how this land will be acquired.

If the development is proposed to be phased, the narrative should clearly define the components, timing and contingencies for each phase of development. However, the developer shall demonstrate that the project will have immediate utility for its intended purposes, rather than simply as a real property holding with no usefulness to the area or added value.

2. An **identification of the entities** that will be involved in the project, a description of the roles each will play (*e.g.* developer, architect, details of ownership and operation, property manager, tenant, professional consultant) and a summary of the team's past experience in working together. A description of each of the entities' experience in developing similar projects should be included.

Provide information on past development activities and/or projects completed for other public and/or private sector clients that shows the competency of the respondent in acting as the lead development entity, being sure to specify size, capacity and experience relevant to similar type developments. Provide references related to projects that are similar in size and scope to this project that may be contacted by the City with phone numbers and email addresses, if available.

3. A preliminary **capital pro forma** showing the detailed sources (amounts and names of banks or financial institutions) and uses of funds (debt, equity and other) to acquire the parcel(s) and construct the development (including any tenant improvements). Information as to the status and ability to securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged.



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4. A **description of the public benefits** that will result from the development, *e.g.* the number and types of housing units, the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
5. A **proposed schedule** for the development, including identification of any conditions that must be met. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and state and complete lease-up and operations.
6. Provide a detailed explanation of any **public assistance** that will be required to support this development, including any property tax credits, credit enhancement agreements, loans or capital grants.

The contents of the proposal and any clarification to the contents submitted by the successful respondent may be incorporated by reference into an agreement between the developer and the City.

The City reserves the right to waive any of the above submission requirements.

EVALUATION CRITERIA:

All proposals submitted will be evaluated based upon the qualifications and financial strength of the developer, the technical, financial and market feasibility of the proposal, and the degree to which the development goals outlined above are addressed.

REVIEW/SELECTION PROCESS:

Review of proposals will proceed in the following steps:

1. The City will review all proposals.
2. Selected respondents may be requested to make a formal presentation of their proposal to the City Council.
3. Following the presentations, the City Council will meet to select a developer and staff will initiate negotiations regarding a preferred developer agreement and/or land disposition agreement.

The City shall not be responsible for any costs incurred by any submitting individual or firm in the preparation of any response to this Request for Proposals. The City reserves the right to reject any and all proposals for any reason, and to waive any irregularities or noncompliance with the Request for Proposals in the selection of any firm or individual to participate in the redevelopment of the subject property. Submissions will not be returned.



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PRICE:

The City shall consider which proposal will result in an overall higher financial and community benefit than comparable proposals; Net tax revenues, overall compatibility with the neighborhood and purchase price will be considered. The City reserves the right to reject all proposals. The proposed purchase price must be included in the submitted proposal.

TIMING:

The City plans to review initial proposals monthly as they are received and hopefully select a developer by **August 15, 2017** or reissue the RFP for additional proposals.

PROPOSAL SUBMISSION AND DEADLINE:

Three (3) complete copies of all proposals should be delivered to the City Clerk at Auburn Hall, 60 Court Street, Auburn, Maine 04210 on or before July 30, 2017.

Submission of a proposal shall constitute the consent of the submitting firm, its principals and employees to the making of inquiries and investigations by the City into the qualifications of the submitting firm, its principals and employees, including the contacting of references.

PRE-PROPOSAL INFORMATION MEETING:

The City will host a pre-proposal information meeting on Monday, June 26, 2017 at 9:00 a.m. at Auburn Hall, 60 Court Street, Auburn, Maine 04210. The meeting will be on the second floor of City Hal in the Community Room. The meeting will begin with City officials providing a brief overview of the property and goals, followed by a walking tour of the site and concluding with a question and answer session at the site and/or back at Auburn Hall depending on the weather. Persons interested in attending this meeting are asked to contact Shannon Goodell at (207) 333-6601, ext 1133.

EXHIBIT "A"

05654

BK3233 PG001

QUITCLAIM DEED

BOOTS E. A. POLIQUIN of Auburn, County of Androscoggin, State of Maine, for consideration paid, grants to THE CITY OF AUBURN, Auburn, County of Androscoggin, State of Maine, with Quitclaim Covenants the land and any buildings thereon located in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning on the easterly line of Main Street, at the southwest corner of land now or formerly of Edward A. Little, upon which is a brick block of houses; thence running southerly by the westerly line of said Main Street fifty (50) feet; thence easterly on a line parallel with the southerly line of said Little's land to the easterly side of a street or way known as Miller Street; thence northerly by said Miller Street fifty (50) feet to the southerly line of said Little's land; thence westerly by said Little's southerly line to Main Street and the point of beginning.

Being the same premises conveyed to the above named grantor by deed of Boots E. A. Poliquin and Frank Leones dated February 17th, 1993, and recorded in the Androscoggin County Registry of Deeds, Book 3123, Page 145.

Witness my hand and seal this 8 day of November, 1993.

Clare J. Blanchett
Witness

Boots E. A. Poliquin
Boots E. A. Poliquin

STATE OF MAINE
ANDROSCOGGIN, SS

November 8, 1993

Personally appeared the above-named Boots E. A. Poliquin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Clare J. Blanchett
Notary Public

CLARE J. BLANCHETT
NOTARY PUBLIC MAINE
EXPIRES MAY 2, 2000

RECEIVED
ANDROSCOGGIN S.S.

54 MAR 25 AM 9:32

ATTEST:

Jeanne M. Clague
REGISTER OF DEEDS



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EXHIBIT "B"

Main/Elm Corridor Mixed-Use District (MEMUC)

Objective - Encourage the reuse and reinvestment in properties in a manner that maintains and is consistent with the historical development pattern while allowing a wide range of residential and nonresidential uses (see Figures 2.3 and 2.4).

Allowed Uses – The following general types of uses should be allowed in the Main/Elm Corridor Mixed-Use District:

- residential uses including multifamily housing
- elderly housing
- professional and business offices
- personal and business services
- art and craft studios and galleries
- restaurants (without drive thru service), bakeries, cafes
- small retail stores
- neighborhood/specialty grocery/food stores
- home occupations
- bed and breakfast establishments
- community services and government uses
- recreational facilities and open space

Development Standards – Development within the district, including renovations or expansions of existing buildings, should be required to maintain the established character of the neighborhood, including the relationship of the building to the street and the placement of parking with respect to the building. The intent of the development standards is to allow buildings to be used for a wide range of smaller scale nonresidential uses, as long as the character of the neighborhood is



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maintained. The standards should require that new or renovated/expanded buildings be compatible with nearby properties with historical significance.

Residential development and redevelopment should be allowed at a density of up to 12-18 units per acre. The reuse/reconfiguration of the space within existing buildings for residential purposes should be allowed without consideration of the density/lot size requirements, provided that the building will be renovated, be compatible with the neighborhood, and will meet the City's requirements for residential units including the provision of appropriate parking and green space. Buildings with both residential and nonresidential uses should be allowed to consider shared parking to meet their parking requirements.

Photo1

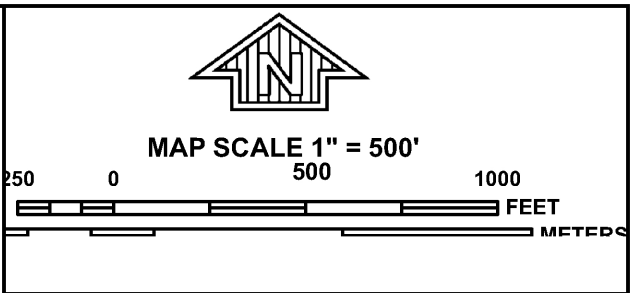
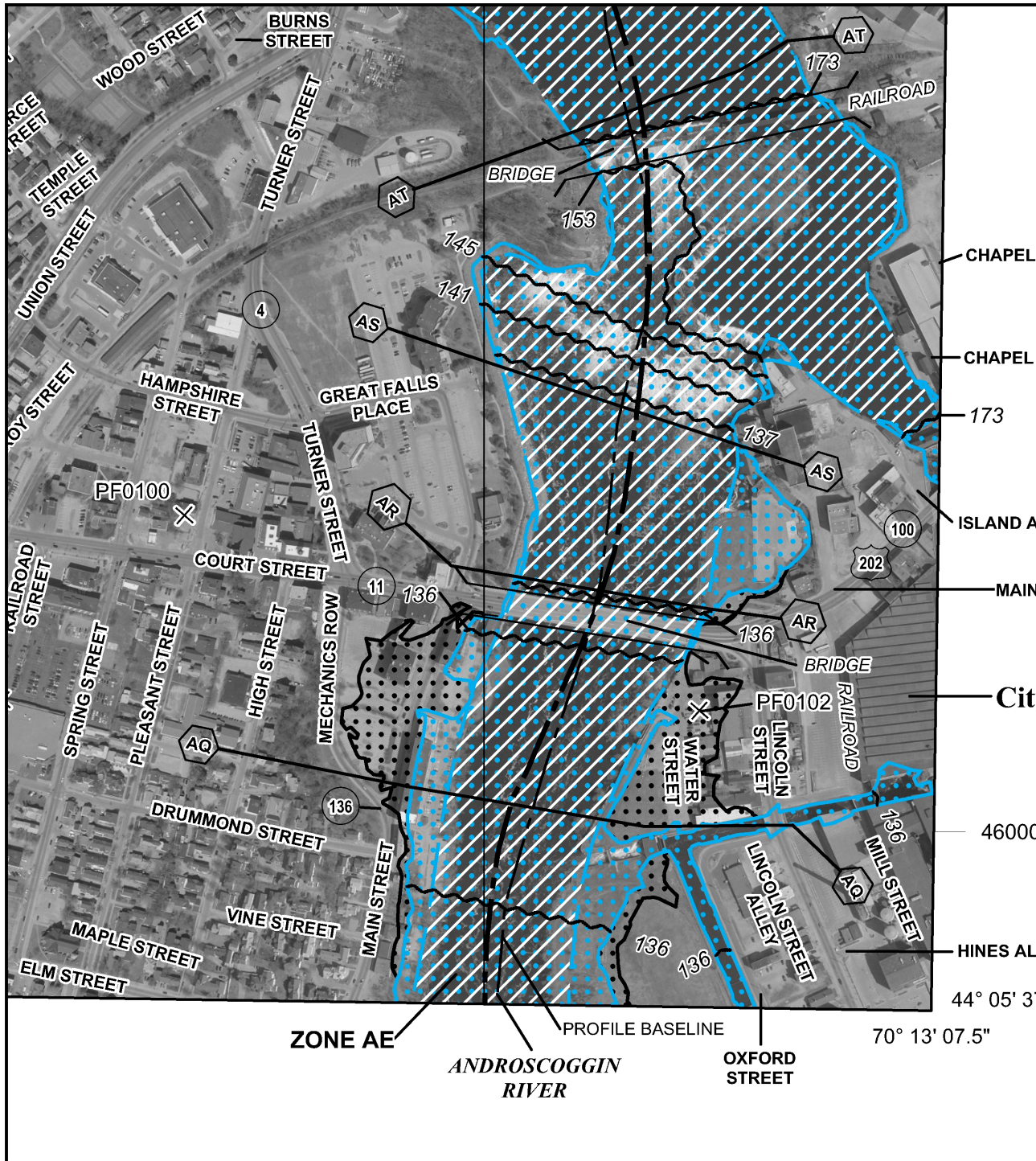


Photo2



Photo3





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0326E

FIRM


FLOOD INSURANCE RATE MAP ANDROSCOGGIN COUNTY, MAINE (ALL JURISDICTIONS)

PANEL 326 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUBURN, CITY OF	230001	0326	E
LEWISTON, CITY OF	230004	0326	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
23001C0326E

EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov