

REQUEST FOR PROPOSALS

5705, 5707, 5711 & 5713 N. Main St., Sylvania, Ohio



Background

Downtown Sylvania is an attractive, vibrant and exciting part of our community. There has been significant investment in the downtown recently with the renovation of the building on the southwest corner of Maplewood and Main as well as Sylvania City Council authorizing the sale of the City's SOMO property for 214 high-end residential units. Construction on that project is expected to begin in the Spring of 2018.

The City of Sylvania has acquired a number of strategic parcels of land in the downtown and is committed to ensuring that development of this property only enhances the quality of life for the residents of the City of Sylvania.

Demographic Information

The City of Sylvania was founded in 1833 with a 2010 census population of 18,965. Sylvania has the highest bond rating (AA+) in Lucas County.

Current land use in the City is 54% Residential, 21% Commercial and less than 1% Industrial.

Residents of the City of Sylvania have high levels of education (45% of adults with college degrees and 75% with white collar occupations) and have a median household income of \$70,000 (46% higher than Lucas County), with 1/3 earning over \$100,000; 1/3 earning between \$50,000 and \$100,000 and 1/3 earning less than \$50,000 per year.

Request for Proposals

The City of Sylvania is currently requesting proposals for the sale and redevelopment of its property located at 5705, 5707, 5711 & 5713 N. Main St., Sylvania, Ohio. These properties are uniquely situated on the City's northern second block of its downtown and are located between the Maplewood Marketplace, a mixed-use structure with offices and a new brew pub to be completed in 2018 and the City's Historical Village, a unique "village" that includes the Sylvania Historical Museum.

The properties are zoned B-2 and currently, two duplexes are located on the property. The duplexes are on Main Street in downtown Sylvania adjacent to the Maplewood Marketplace, which was recently sold by the City to a private owner.

PROPERTY DESCRIPTION

The property is located on Main Street between Maplewood and Erie Streets. The site offers a unique location in the northern block in downtown Sylvania. Parcel Nos. 82-94082 and 82-94083.

Zoning is B-2 General Business District. For more information on City of Sylvania zoning, visit our website at www.cityofsylvania.com.

Estimated Land Values

Total Acreage: 0.1699

Total Land Acquisition Cost: \$230,000 (8/22/2011)

Buildings

5705 & 5707 N. Main St. – 2,112 sq. ft.

5711 & 5713 N. Main St. – 2,944 sq. ft.

Price

Offered at \$265,000

Parking

There is limited on-site parking available. However, public parking is adjacent to the site and the City has negotiated and/or facilitated shared Parking Plans throughout the downtown in an effort to provide adequate parking in the downtown. The construction/identification of additional parking opportunities remains a priority to the City.

PARAMETERS

The City of Sylvania has established the following parameters for the development of this site:

1. To help support and energize the North Main Street Block as part of Sylvania's downtown.
2. To provide pedestrian oriented businesses.
3. To set a high standard of architectural design either by renovating/rehabilitating the existing structures or by constructing a new structure resulting in Grade A buildings with high quality materials and details.
4. To complete the project in an expeditious fashion.

PROPOSALS

Project Overview and Description

- A. Proposals must contain a detailed description and overview of the proposed project. Preliminary drawings should also be submitted and should show building elevations, front, side and rear views, and type of construction material.
- B. A timeline must be included as part of the proposal, delineating the time frame for the project from execution of a purchase agreement with the City of Sylvania to project completion.

DEVELOPER INFORMATION

- A. A brief history and background including the names and addresses of all principals, as appropriate, must be provided.

- B. A list of projects with names of the developments and addresses.
- C. Developers may include in their proposal any other information that they feel may be suitable and pertinent to the RFP.

SUBMISSION INFORMATION

- A. Seven (7) copies of the proposal must be submitted to Mr. William D. Sanford, Economic Development Director by Friday, October 20, 2017, no later than 4:00 p.m. at the following address:

Mr. William D. Sanford
Economic Development Director
City of Sylvania
6730 Monroe St.
Sylvania, Ohio 43560
Phone: (419) 885-0482
Fax: (419) 885-8927

- B. For additional copies of the RFP document and/or to ask questions regarding the information included in the RFP, please contact Bill Sanford or Leslie Brinning at:

Leslie B. Brinning, Director of Law
City of Sylvania
6730 Monroe St.
Sylvania, Ohio 43560
Phone: (419) 885-7865
lbrinning@cityofsylvania.com

PROPOSAL EVALUATION

- A. Top candidates may be interviewed by a selection committee. Selected proposals will be presented to Sylvania City Council for formal acceptance and authorization. The selected firm/team will be required to engage the City of Sylvania Administration and Council in the planning process (i.e., focus groups, charrettes, public meetings, etc.).
- B. The Committee will, at a minimum, utilize the following criteria as part of their evaluation:
 - 1. Proposal's adherence to RFP parameters;

3. Use and incorporation of the site's unique location into the design;
4. Strength of overall project concept and design;
5. Developer's expertise, financial capacity and development experience;
6. Financial strength of developer/firm;
7. Total project cost;
8. Readiness of developer/firm to commence with project.

C. The City of Sylvania reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the development/purchase agreement, and to impose additional restrictions, if necessary.

Attachments

- A. Aerial Map of Project Site and Surrounding Area
- B. Public Parking and Restricted Parking - Shaded Area Reserved for Parking by Interrupt Marketing from 7:00 a.m – 6:00 p.m.

Parking for Interrupt Marketing
Restricted M - F - 7 am - 6 pm

