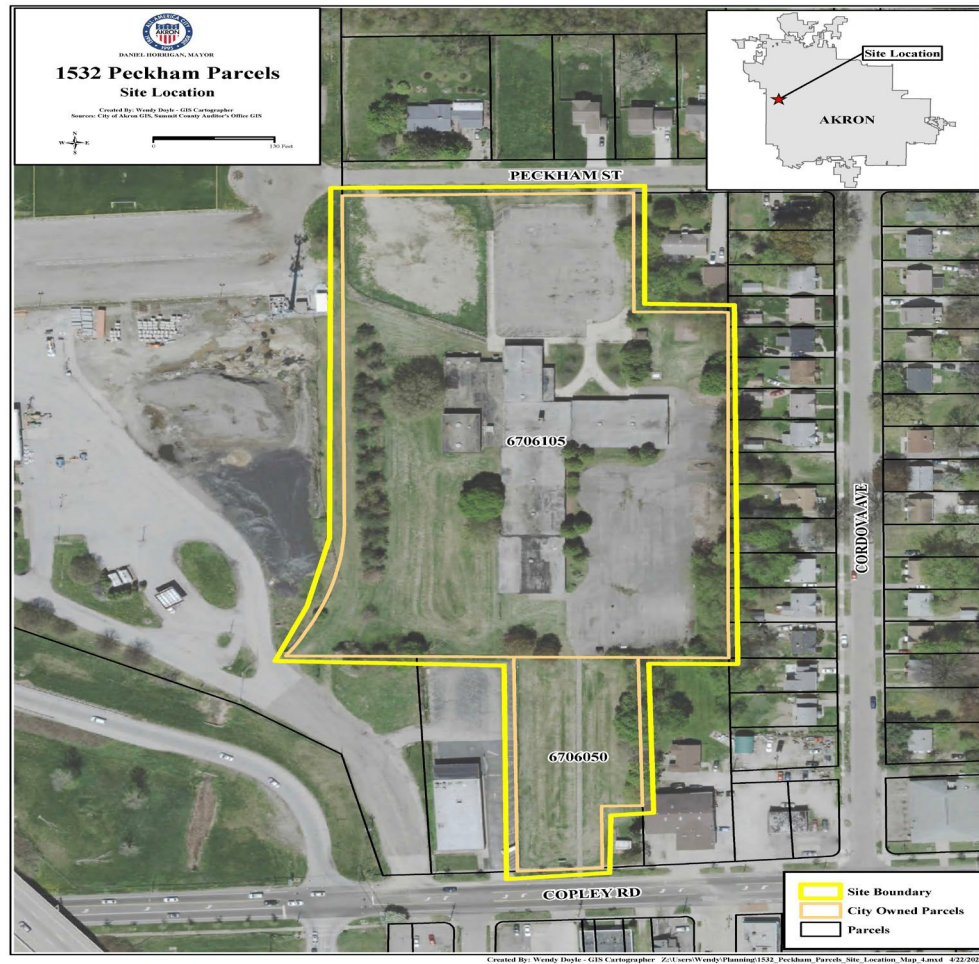


Request for Proposal Purchase and Redevelopment of City-Owned
Property at 1532 Peckham Street, Akron Ohio
May 6, 2021 (Amended June 8, 2021)



City of Akron, Office of Integrated Development
Development Services
166 S. High Street, Room 202
Akron, OH 44308
Contact: Abraham L. Wescott, Jr.
awescott@akronohio.gov
(330) 375-2133

**REQUEST FOR PROPOSAL FOR SALE AND DEVELOPMENT OF REAL ESTATE
1532 PECKHAM STREET, AKRON, OHIO**

INTRODUCTION

The City seeks the developer with the capacity to purchase and redevelop this City of Akron owned property for residential or commercial use. Located partially in our Great Street area, this former school building provides a lot of space for many types of organizational needs. Anyone one purchasing the site can take advantage of this unique setting in a residential area near recreational activities, and in close proximity to the highway 76 and highway 77.

This area can offer commercial activities which serves the neighborhood or housing.

OVERVIEW

The overarching goal is to provide a creative approach to reuse the site which could include keeping the structure for commercial use or provide mixture of housing options to attract new and existing Akron.

I. Development Objective to be Achieved by the Project

1. Create an attractive reuse that complements the surrounding existing land uses and takes advantage of a unique setting near an expressway.

Preferred Proposal

Reuse of the site maybe include rehabilitating the building or razing the structure. It is the city's desire for the reuse of the site to create the best redevelopment opportunity. The responder to the proposal may submit any proposal they would like for the City to consider.

Property Description

Generally the property is located along the north side of Copley Road and the South side of Peckham Street, west of Cordova Avenue and east of Interstate 77 in Akron, Ohio. This property is contains approximately 53,202 square feet of building with 2 tracts of land. Land contained in this RFP is approximately 7 acres.

Zoning

The current zoning of the site is single family, U-1, Residential. The City anticipates the responders to this RFP may request conditional use for the project. The respondent will advise the City of its request the change of zoning.

Purchase Price

The City is prepared to sell the properties for no less than a total of \$175,000. The respondent should state the cost they are willing to pay and it should be a minimum of \$175,000.00.

Incentives

City of Akron offers a 15 year Property Tax Abatement Program for new residential construction.

Housing Standards

Single Family Homes constructed under this RFP must adhere to the Housing Standards attached in Exhibit E.

Submission Requirements and Format

1. Cover Letter. The cover letter should provide a summary of your proposed program. This includes the following information: The Developers name, mailing address, contact numbers and email address, number of price offered to purchase the property.
2. The Development Proposal. A narrative of your proposal which includes a Conceptual Site Plan.
3. The proposed project timeline and land transfer structure.
4. Proposed project budget. This will include the sources and uses of funds.
5. Project Partners and Team. Summarize the qualifications of partners working with the project. This includes experience applicable to the project.
6. Financial Capacity. Summarize the anticipated financing for the project. Include the following detail:
 - a. Estimated cost of project
 - b. Statement of Developer's financial ability and resources
 - c. Target market and how the project will be marketed

7. Discuss your experience in developing properties related to your proposal.
8. Respondents must submit five (5) hard copies of their complete development proposal along with a digital form of the submittal.
9. The proposal should not exceed ten (10) pages.
10. Any assistance requested by the respondent from the City of Akron.

SELECTION PROCESS

The Office of Integrated Development will review and evaluate the responses to the RFP. During this process, the City may seek additional information from the responders. In addition, the City may request the responders to make a presentation of their proposal.

The Office of Integrated Development will review proposals received by the due date. Subsequent to the review, the department will make its recommendation to the Mayor, Akron Planning Commission and Akron City Council.

RESPONSE TIMEFRAMES

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders. In addition, the City may request the responders to make a presentation of their proposal.

RFP Distribution	May 6, 2021 (Amended June 8, 2021)
Proposals Submitted	July 30, 2021
Review of Proposals	August 2, 2021
Recommendation to Planning Commission	September 17, 2021
Recommendation to Council	October, 2021

The proposals will be submitted by **July 30, 2021** to:

Office of Integrated Development
Development Division
Attn: Abraham L. Wescott, Jr.
166 S. High Street, Room 202
Akron, OH 44308

Please submit five (5) copies of the proposal and one (1) electronic copy on flash drive, jump drive or on CD in PDF format.

The proposal must be submitted no later than 3:00 p.m. on **July 30, 2021**. Proposal to be *“marked”* “Proposal for Former Erie Island School”.

Proposal Evaluation

The City shall consider the following information when evaluating submitted proposals to determine which proposal is in the best interest of the City:

- Most creative reuse of the site
- Qualifications of the Respondents
- Financial benefit to the City of Akron, with consideration to purchase price offered
- Proposed Development and Development Team’s ability to fulfill the commitments in the proposals. This includes the Team financial capacity to meet the development proposal
- Timeframe for completion

Certification of Respondents

- Respondent certifies they are not delinquent in the payment of real estate taxes or personal property taxes, or City of Akron income tax

City Reservations

The City of Akron reserves the right to:

- Modify, waive or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements

- Select more than one proposal to develop the entire site or a portion
- Select more than one proposal to develop the entire site or a portion
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

Questions and Comments

All questions about this RFP should be directed to Development Manager, Abraham L. Wescott, Jr. at awescott@akronohio.gov or (330) 375-2133. Questions should be submitted between May 6, 2021 and July 29, 2021. Please allow up to 48 hours for a response.

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Exhibits

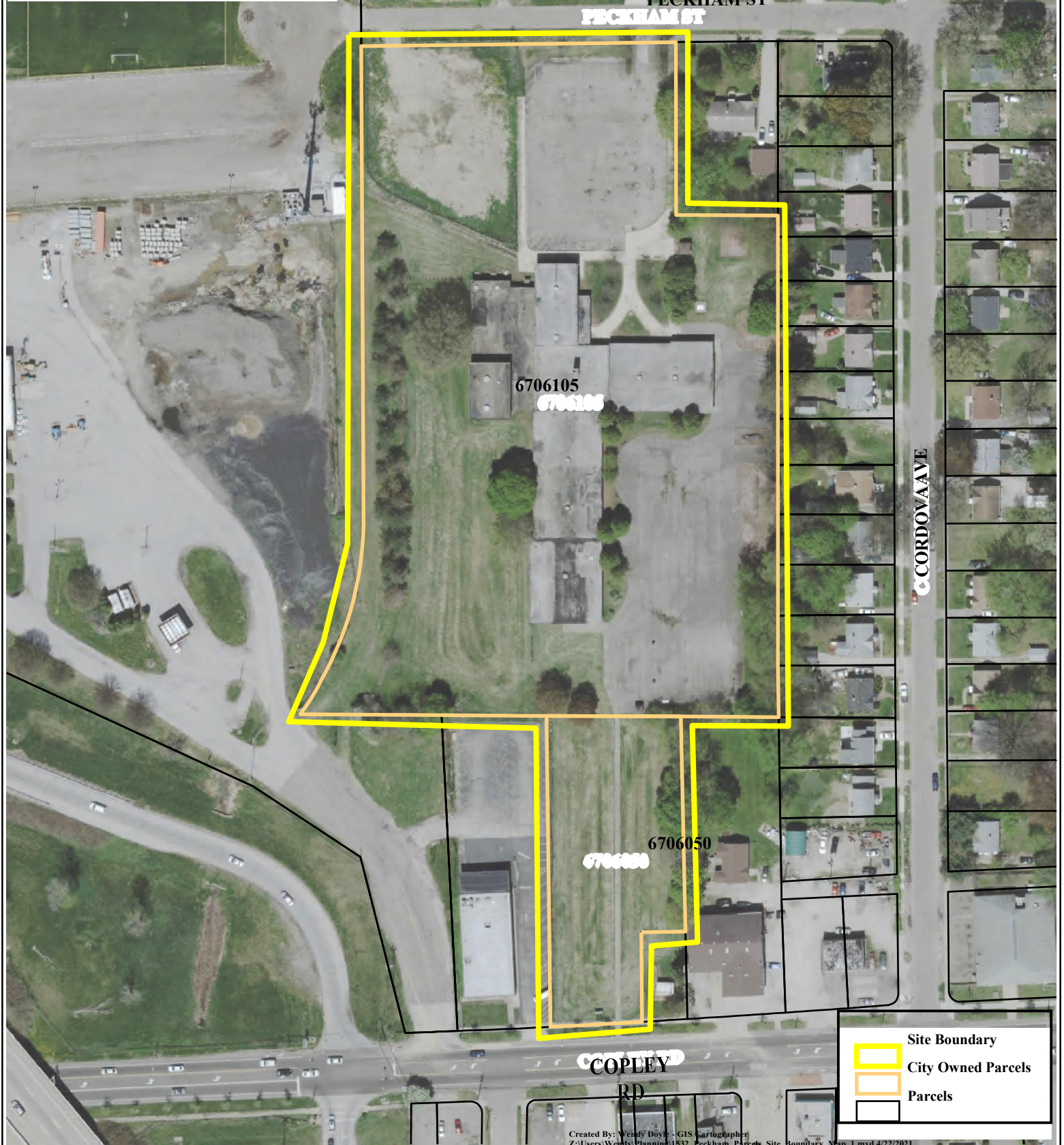
- A. Aerial Map Only
- B. Sewer and Water
- C. Topography
- D. Zoning
- E. Housing Standards



DANIEL HARRIGAN, MAYOR

1532 Peckham Parcels Site Boundary

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS

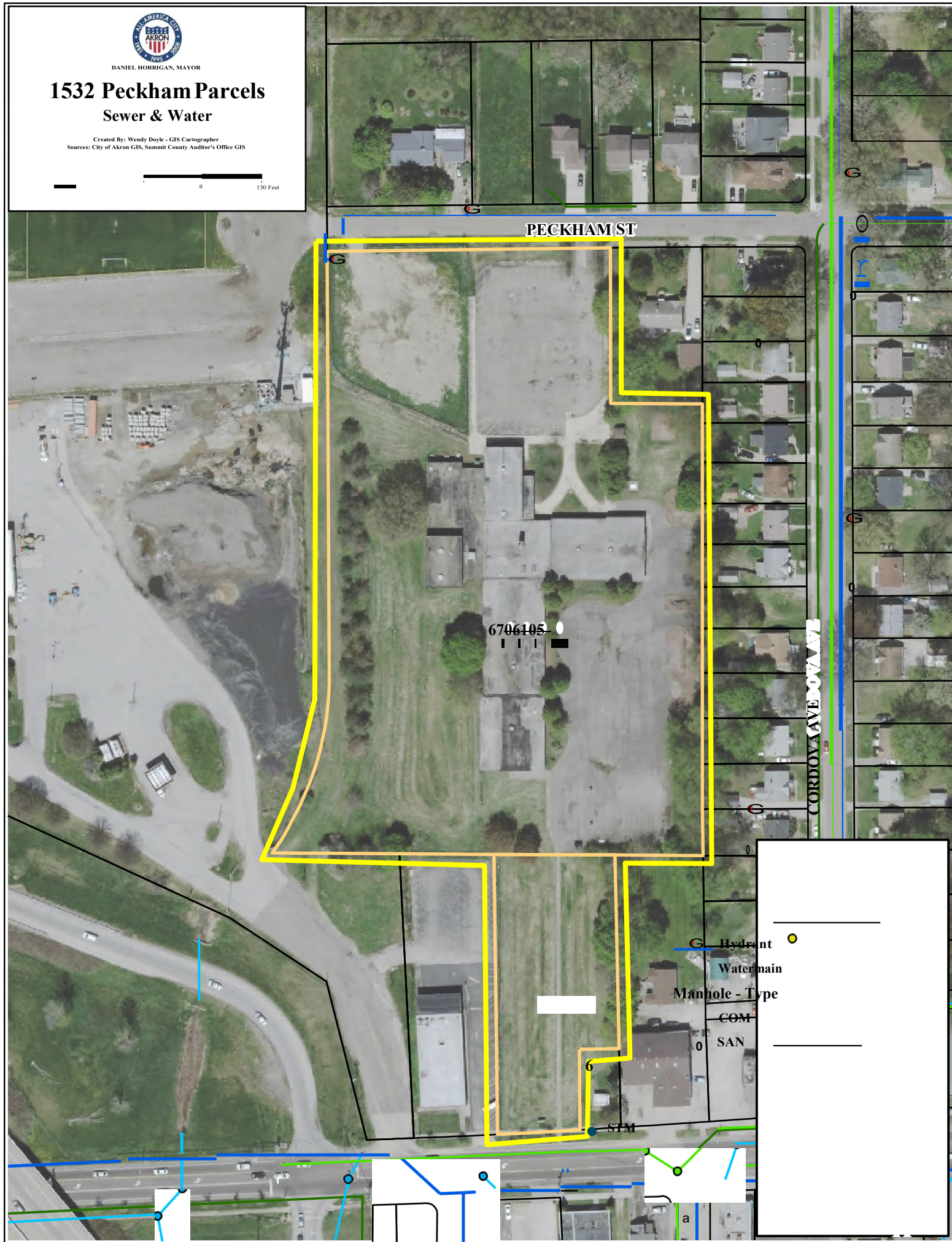




DANIEL HERRIGAN, MAYOR

1532 Peckham Parcels Sewer & Water

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS

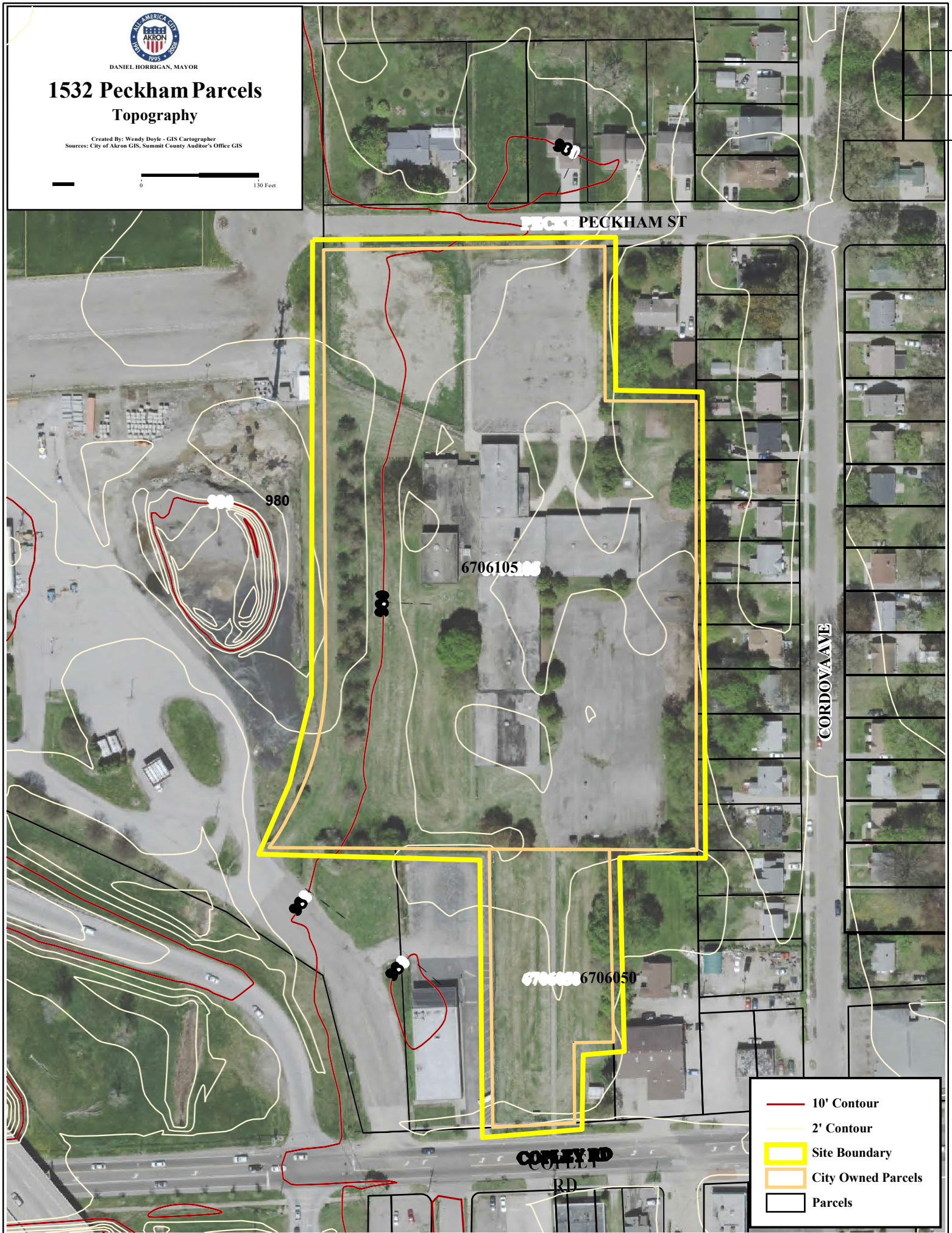




DANIEL HERRIGAN, MAYOR

1532 Peckham Parcels Topography

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS



- 10' Contour
- 2' Contour
- Site Boundary
- City Owned Parcels
- Parcels

1532 Peckham Parcels

Zoning Classifications

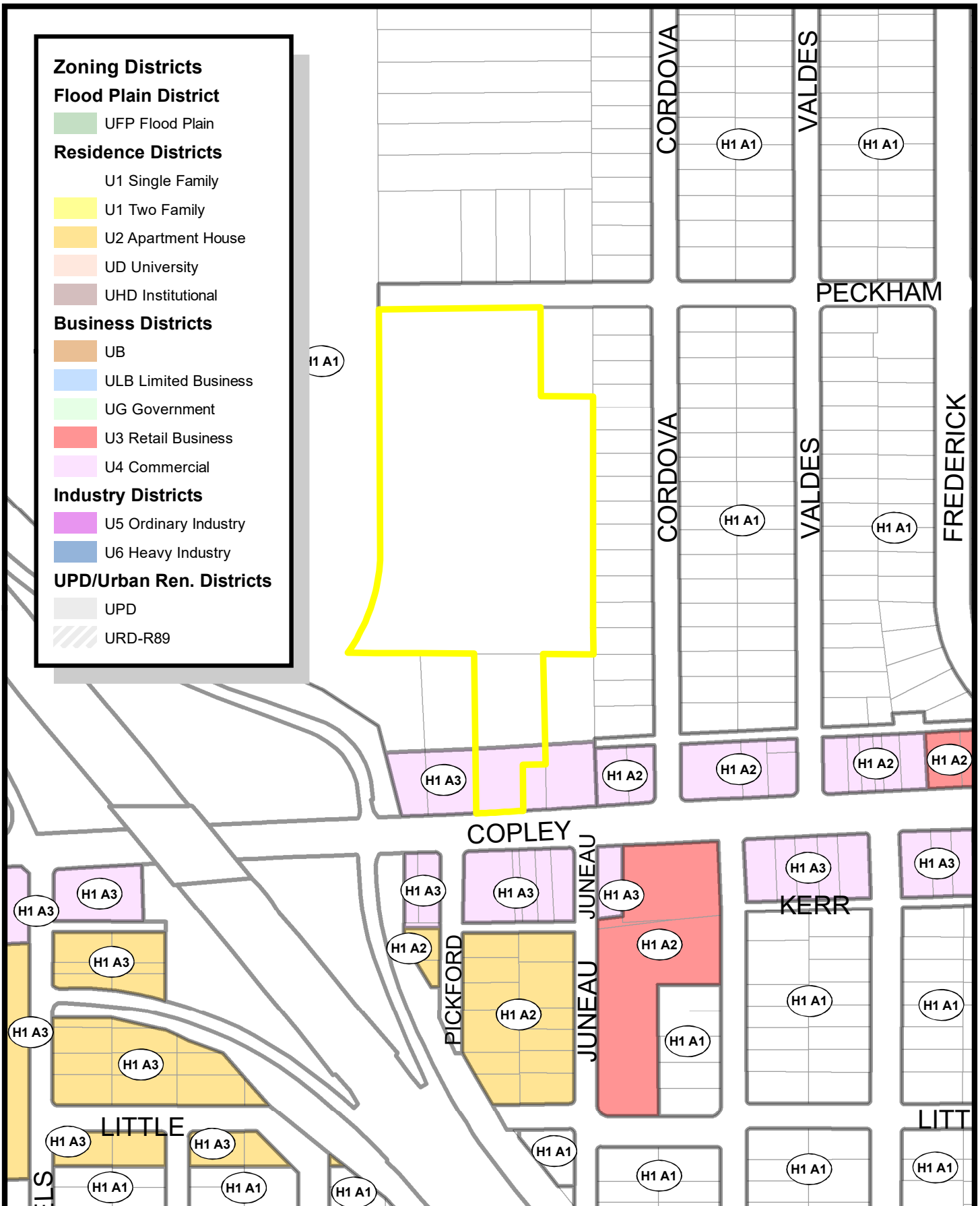


Exhibit E

HOUSING STANDARDS: SINGLE-FAMILY DETACHED INFILL HOME PROJECTS RECEIVING CITY OF AKRON FUNDING OR LAND CREATING A COMMUNITY THAT IS HEALTHY, EQUITABLE, BEAUTIFUL, AND RESILIENT

ELEMENT	REQUIREMENT
1. Lot Size	<ul style="list-style-type: none"> Design housing unit to fit on a typical lot size or standard lot of record in the neighborhood. Combining standard lots of record to make a large building lot for a single dwelling unit is strongly discouraged.
2. Tree Canopy	<ul style="list-style-type: none"> Preserve existing healthy, mature site trees, 12" or greater in diameter. Protect existing street trees throughout construction.
3. Front Yard Setback	<ul style="list-style-type: none"> Match the established front yard setback within the neighborhood. <ul style="list-style-type: none"> The garage alone shall not be used to meet this requirement.
4. Glass Windows and Doors	<ul style="list-style-type: none"> Principal Street façade, First Floor: 30% of wall area, minimum. Side and Upper Floor facades: 15% of wall area, minimum. <ul style="list-style-type: none"> Wall and glass area are measured between the height of 3' and 7' above Finished Floor. Glass area includes all clear, non-tinted, non-frosted glass in windows & doors.
5. Front Porch	<ul style="list-style-type: none"> Provide a front porch that faces the Principal Street. Provide a front door facing the Principal Street
a) Porch Dimensions	<ul style="list-style-type: none"> Depth: 6' minimum; 8' preferred. Floor Area: 48 square feet, minimum. The porch shall have a roof entirely covering it.
b) Porch Columns	Provide one of the following: <ul style="list-style-type: none"> At least 2 columns, 8" width minimum, 10" width preferred. 4 turned posts Paired columns
c) Porch Railings	<ul style="list-style-type: none"> Provide railings on porches. If vertical spindles are used, attach spindles between top and bottom rails. Do not attach spindles to the front or back of the horizontal rails
6. Vinyl Siding, if used	<ul style="list-style-type: none"> Thickness: .044", minimum. Use through-color vinyl. Cornerboards shall have integrated J-channels. Window and door trim shall have integrated J-channels.
7. Driveways and Garages	
a) Driveway Location	<ul style="list-style-type: none"> If the lot abuts an Alley, driveway access shall be from the Alley. At corner lots without an Alley, garage doors shall not face the Principal Street. On lots without an Alley or side street, vehicular access may be from the Principal Street.
b) Driveway Width	<ul style="list-style-type: none"> 10' maximum at the public right of way on Principal and side streets.
c) Garage Location	<ul style="list-style-type: none"> Garages shall not project beyond the street-facing façades of the home. If a garage door faces the Principal Street, the garage shall be set back 5' minimum from the front façade of the home.
d) Garage Doors facing a Principal Street	<ul style="list-style-type: none"> Garage doors in the rear half of the lot: No requirement. Garage doors in the front half of the lot: 9' width per door, maximum; 20% glass, minimum.

HOUSING STANDARDS - SINGLE-FAMILY DETACHED INFILL HOME

RECOMMENDATIONS

ELEMENT	RECOMMENDATION
1. Tree Canopy	<ul style="list-style-type: none">Where no street tree exists, provide a new street tree in front of the home. Species as determined by City Arborist.
2. Exterior Cladding Materials	<ul style="list-style-type: none">Preferred Materials: Brick; stone; dimensional siding, shingles, or shakes made of wood, cement board, or similar.Use a limited number of different exterior cladding materials.
3. Trim boards	<ul style="list-style-type: none">Use wood, cement board, Azek, or similar trim boards.Preferred at the most visible portions of the home, such as front porches, and at window and door trim on the front facade.Recommended at fascia boards, rake boards, and other trim.Aluminum brake metal trim is not recommended.
4. Porch Column Detail	<ul style="list-style-type: none">Provide an articulated base and top (capital).
5. Porch Beam Depth	<ul style="list-style-type: none">Typically, the beam should be at least as deep as the width of the columns that the beam rests on.
6. Window and Door Trim	<ul style="list-style-type: none">Provide expressed masonry lintels, head trim, sills, and side casings.
7. Windows	<ul style="list-style-type: none">22 sf per bedroom, minimumProvide a window in bathrooms. Frosted glass is acceptable.
8. Roof Form	<ul style="list-style-type: none">Roof shape, slope, and orientation shall be similar to those found on existing typical homes in the neighborhood.For example, use front-facing gables, side gables (ridge parallel to the street), or hip roofs in neighborhoods where these are the predominant roof forms.
9. Building Frontage	<ul style="list-style-type: none">Garages should not comprise more than 50% of a building's street facing frontage.
10. Finished First Floor Height	<ul style="list-style-type: none">Match neighborhood context, or 24", whichever is greater.Required ADA accessibility compliance is exempted.