Request for Proposal Purchase and Redevelopment of
City-Owned Property in Burton-Exchange Neighborhood

RFP #2021-05

May 6, 2021

Introduction

The City of Akron is soliciting proposals for the purchase and development of thirteen (13) real estate parcels located in the West Akron Highland Square area. This site in Highland Square is a highly thriving community which includes, but is not limited to a public library and Movie Theater, grocery store, several sports bars, restaurants and eateries, all within walking distance and offers an opportunity for redevelopment in the City of Akron.

Overview

The goal of this RFP is to sell 0.84 acres of separate parcels for the purpose of developing a vibrant, residential neighborhood. Information contained in the RFP is believed to be reliable; however, interested parties should rely on their own experts.

Proposal Project

The City seeks the development of a residential community that is located between Downtown and West Akron. This project can take advantage of a unique historical setting that is present in the Highland Square community.
The proposal should recognize the ready access to downtown but maintain the removed, separated feel to the area. Natural features limit development capacity, which provides the opportunity to create a unique, special place.

This development should be directed to the moderate to upper middle income residential market. Access to the development will be from Exchange Street. Density of the residential area should be similar to what's presently in the neighborhood. A variety of single family detached or attached condominium style housing may be considered. Covered, two-car parking should be provided for all housing either attached or detached. Opportunities for at least one consolidated area of the site should be considered for usable public open space. The remainder of the site should have landscaped open space. If public open space is not used, then 30% open space, not including drives and parking, should be achieved.

Property Description

The parcels consist of approximately .84 acres and is located between W. Exchange Street and Burton Avenue in an established residential area of Akron. The vacant site topography is flat/hilly. The site provides the average feet of frontage along Burton, Grand, Bloomfield and Gordon Streets. Overall, the site accesses city sewer and water service, and electric.

Zoning

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

Preferred Use

The property is zoned residential which permits a variety of housing uses for the parcels. The zoning allows uses for single family homes

Incentives

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

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 number and email address, number of units, unit sizes, estimated cost of the project, and the offer price to purchase the land.

2. The Development Proposal. a narrative of your proposal which includes the following: A. Conceptual Site Plan and elevation; B. Number of units, type of occupancy, number of bedrooms, square footage, and price points to sell the units.

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. Summarize the qualifications of partners working with the project. This includes experience applicable to the project.

6. Financial Capacity. Summarize the financial capacity for the partners. This includes a financial statement, recent tax return, letter of commitment for banks, financial institutions, letter of credit or bank statements.

    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 housing relating to the RFP.

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. All proposals must be submitted to the City of Akron, Department of Planning and Urban Development, Development Services Division at the address set forth no later than 3:00 p.m. on the date set forth in the RFP.

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 its recommendation to the Mayor, Akron Planning Commission and Akron City Council.

Response Timeframes

The following schedule represents the anticipated timeline for the selection of the RFP. If the need arises, the schedule may be altered by the City of Akron. The following is the timeframe schedule:

RFP Distribution	May 6, 2021
Response	July 31, 2021
Review of Proposals	August 2, 2021
Recommendation to PC	September, 2021
Recommendation to Council	October, 2021

City Contact

The proposal must be submitted by 3 p.m. on July 30, 2021 to:

Department of Planning and Urban Development
Development Services Division
Attn: Development Manager
146 S. High Street, Suite 800
Akron, OH 44308

Please submit five (5) copies of the proposal and one (1) electronic copy on a flash drive, jump drive or on CD in PDF format. Proposal to be titled: **"Proposal for Burton Exchange Street Neighborhood"**

All questions should be directed to Development Manager Abraham L. Wescott, Jr. at awescott@akronohio.gov or (330) 375-2133.

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 and future tax generation potential
- Proposed development and development team's ability to fulfill the commitments in the proposal. This includes the team's financial capacity to meet the development proposal.

Certification of Respondents

- Respondent certifies they are not delinquent in the payment of real estate taxes for 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
- Request any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

Exhibits

1. Site Boundary
2. Site Location
3. Topography
4. Water and Sewer
5. Zoning Map

Exhibit A

Created By: Wendy Doyle - GIS Cartographer Z:\Users\Wendy\Planning\Burton_Exchange_City_Parcels_Site_Boundary_Map_1.mxd 4/21/2021

Exhibit B

Created By: Wendy Doyle - GIS Cartographer Z:\Users\Wendy\Planning\Burton_Exchange_City_Parcels_Site_Location_Map_4.mxd 4/21/2021

Exhibit C

DANIEL HORRIGAN, MAYOR

Burton-Exchange Parcels

Topography

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

N W E S

0 200 Feet

Created By: Wendy Doyle - GIS Cartographer Z:\Users\Wendy\Planning\Burton_Exchange_City_Parcels_Site_Topography_Map_2.mxd 4/21/2021

Exhibit D

Created By: Wendy Doyle - GIS Cartographer Z:\Users\Wendy\Planning\Burton_Exchange_City_Parcels_Site_Sewer_Water_Map_3.mxd 4/21/2021

Exhibit E

Burton-Exchange Parcels

Zoning Classifications