



REQUEST FOR DEVELOPMENT PROPOSALS

For the Purchase and Redevelopment of 12.287 acres
Westport Road

ASKING PRICE: \$615,000



PROPOSALS ARE DUE NO LATER THAN:

**April 9, 2018
4:00 P.M. E.S.T.**

DELIVER PROPOSALS TO:
COCIC: The Franklin County Land Bank

"The Land Bank Center" 845 Parsons Avenue, Columbus, Ohio 43206
ATTENTION: Curtiss L. Williams

General questions about the RFDP process may be directed via email to:

Alyssa Taylor, Property and Program Specialist, ataylor@cocic.org or

Curtiss L. Williams, President/CEO, cwilliams@cocic.org

GENERAL INFORMATION

COCIC is organized under Chapters 1702 and 1724 of the Ohio Revised Code as an Ohio non-profit corporation, a community improvement corporation, and a land reutilization corporation and is operated for the purposes, among others, of facilitating the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other property and of promoting economic and housing development, all in Franklin County, Ohio.

Site Overview:

COCIC is requesting development proposals (RFDP) for the purchase and redevelopment of five (5) contiguous parcels of COCIC owned property (Figure A). The site comprises approximately 12.287 acres and is bounded by Sherwood Forest West on the North, Westport Road on the East, Lynnwood Lane South on the South and Interstate 270 on the West. Three of the five parcels, that together comprise 12 acres of the total site, are located within Prairie Township and are zoned multifamily (MFR-12). The remaining two parcels comprising the balance of the acreage (.287 acres) are in Franklin Township and are zoned industrial (GI). The site is currently vacant but retains former driveways and parking areas from previously demolished apartment structures. There are many mature trees that outline the site.

COCIC is looking for proposals to redevelop the property that recognizes and accepts the area's diversity in age, culture, land use, and incorporates elements of the following plans and studies:

- Prairie Township Redevelopment Study
- Westland Area Interim Development Framework (Franklin County)
- Franklin County 2015-2019 Consolidated Plan

COCIC seeks a developer-led team that includes the necessary disciplines to ensure project success. The team must demonstrate relevant experience and financial success in completing similar redevelopment projects. The site is accessible from Westport Road and it is advisable that a site visit by interested respondents be conducted.

Notable Area Developments/Investments:

- At a cost of over \$2.9 mm, COCIC has demolished 37 blighted apartment buildings housing 762 units in the complex formally known as Metro West and Lincoln Village.
- Located on Georgesville Road the Hollywood Casino was completed in 2012 at a cost of over \$400 mm.
- In 2014 the Romney Group purchased the former Metro West apartment complex and invested over \$9 mm in the purchase and renovation of 820 units. The complex has been renamed Havenwood Townhomes Community.
- Contiguous to the southern edge of the property, the Abu Bakr Mosque was recently completed at a cost of approximately \$4 mm.

- Located at 4577 Westport Road directly across from the Site, Up Development, LLC and Homes-on-the-Hill are underway on a planned renovation of five (5) blighted residential structures. The project will include 92 units of high quality family apartments. The project will also include on-site amenities such as a business center; laundry facilities; full service community space; and outdoor fitness areas.
- At the entrance of Georgesville Road and Lincoln Park Court, across from Hollywood Casino, Salazar Group LLC has plans for a seven (7) acre retail center.
- The Ohio Department of Transportation (ODOT) has spent \$5 mm to upgrade the West Broad Street corridor with a “complete-street” program. Additionally, ODOT has committed over \$80 mm to reconstruct portions of I-270 on the westside.
- COCIC and the Franklin Township Trustees jointly developed a 2.5-acre park that encompasses greenspace for sports and a playground area complete with equipment.

SUBMISSION AND REVIEW OF PROPOSALS

Proposals for the purchase and development of the property must be submitted on or before **April 9, 2018** (the "Submission Date"). *Five (5) printed copies and one (1) digital copy on a flash drive of the proposal must be provided.* COCIC reserves the right to extend the Submission Date at its sole discretion. The request for proposals shall not obligate COCIC to award, transfer, or convey the subject real property. COCIC hereby reserves the absolute right to accept or reject any and all proposals submitted.

Proposal Format: Each proposal shall be limited to twenty (20) pages with supporting material included in an appendix. All Proposals must contain, at a minimum, the following information and be provided in the following order:

1. Cover Letter summarizing the prospective purchaser’s interest in the property and planned use.
2. Background summary of the company submitting the proposal - services provided, experience (design, construction, and operation), personnel, capacity and must include any sub-consultants with a background summary for each such sub-consultant. Please include examples of prior projects, particularly experience with the type of project(s) being proposed.
3. Description of the proposed development of the property. Prospective purchasers are encouraged to submit schematic or conceptual renderings of the proposed development, site access, parking, landscaping, and supporting market analysis, etc. to aid COCIC in its review.
4. Summary of the economic benefits of the project, including the following:
 - a. Total project investment
 - b. Total number of permanent jobs created or retained
 - c. Tax benefits to the Townships and Franklin County
 - d. Other direct economic impacts

5. Summary of the community impact of the project, including the following:
 - a. Number of new residents and/or daily workers
 - b. Publicly accessible space
 - c. Other community impacts
6. Proposed schedule for the development of the property.
7. Financials:
 - a. Proposed purchase price for the property
 - b. Preliminary pro forma
 - c. Documentation of financing for the project
 - d. Any request for public assistance in developing the site including proposed property tax abatements, TIF's, historic tax credit applications, or other public financing requests
 - e. Respondent shall demonstrate sufficient financial resources to ensure the proposed project can be completed within 18 months of transfer of title and operated for a period of no less than 10 years
8. References: Minimum of (3) three references of relevant projects must be included.
9. Appendices: Any supporting material.

NOTE: Proposals, correspondences, and other information submitted as a part of this Request for Development Proposals to COCIC may be subject to Ohio Public Records Laws. Ohio Revised Code establishes certain exemptions from Public Records; please specify in writing if any information submitted should be exempt from public record requests and the basis for the requested exemption. To ensure a fair process, copies of submitted proposals will not be made available until COCIC has reviewed all proposals. All questions regarding the RFDP or the site shall be submitted via email and the responses will be shared with other responders and the public, such as a FAQ page on COCIC's website. COCIC will not engage in any discussions with responders outside of this public forum.

COCIC has collected a due diligence packet containing the following information that will be useful to responding to this RFDP. The packet will be made available via Dropbox. Please request a link by contacting Alyssa Taylor at ataylor@cocic.org:

Proposal Selection: An Evaluation Committee will review proposals, contact references, and schedule interviews with respondents to gather additional information. Proposals will be evaluated based upon but not limited to the following:

1. Qualifications of the Respondent (15 pts.)
 - Respondent's successful past performance on similar projects and capacity to successfully execute project.

2. Development Concept (35 pts.)

- A mixed-use development that respects the current multi-family densities by not duplicating but aims to expand development accessible to wider members of the community.
- Incorporation of a community asset that intends to bring the area's business and residential populations together.
- Adherence to concepts embedded in the following planning documents:
 - Prairie Township Redevelopment Study
 - Westland Area Framework
 - Franklin County 2015-2019 Consolidated Plan

3. Financials, Economic Impact, and Timeline (40 pts.)

- Documentation of financing for the project and demonstration of sufficient financial resources to operate for a minimum of 10 years. Include any request for public financing (TIF's, tax abatements, i.e. investment required by government entities).
- Economic development impact of project (including jobs created & retained, tax benefits to government entities, or other direct economic impacts)
- Timeline for completion of project

4. Interview (10 pts.)

- COCIC reserves the absolute right to accept or reject any and all proposals submitted, and the organization's final acceptance of any proposal will be based upon the negotiation of terms that are acceptable to COCIC. COCIC "MAY" require the recording of deed restriction and execution of an agreement to perform the proposed work. The deed restriction will allow COCIC to inspect the project and revert ownership of the site if the buyer fails to complete the project.

FIGURE A

Prairie Twp
240-005204
2.36 Acres

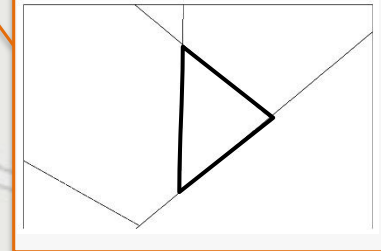
Prairie Twp
240-001784
1.04 Acres

Prairie Twp
240-000084
8.60 Acres

Franklin Twp
140-000224
.28 Acres

**Note: County Auditor's
website erroneously shows
this parcel as 2.278 acres*

Franklin Twp
140-001628
.007 Acres



TOTAL ACREAGE OF SITE:
12.287

