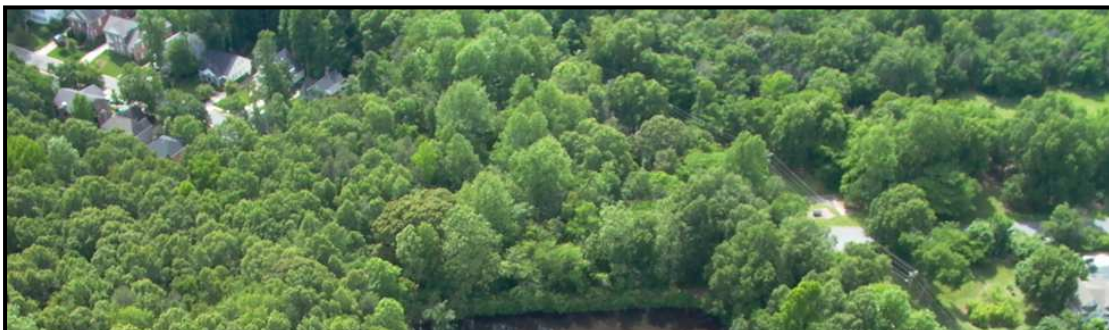




**Town of Davidson
Request for Proposals (RFP) for
Purchase and Development of Beaty Street Property**

Response Due Date: TBD

**The Town of Davidson requests
proposals from experienced developers to design and build
a mixed-use neighborhood on approximately 18 acres.**



DESCRIPTION OF PROJECT

The Town of Davidson is making land available in the Beaty Street neighborhood for the development of a mixed-use neighborhood. The project area, as shown on Exhibit A, encompasses approximately 18 acres and is located in close proximity to Davidson College, the Ingersoll-Rand campus, and several Davidson residential neighborhoods.

Given its proximity to local schools and future high growth areas, the neighborhood is ideally positioned for future residents who want to live near work, school, and public amenities. Its location at a primary, well-traveled entrance to town ensures the necessary traffic for successful commercial development.

SCOPE OF WORK and DEVELOPMENT REQUIREMENTS

Through this RFP, the town intends to select a developer to design and implement the construction of a mixed-use neighborhood that includes commercial and residential uses and parks/green space.

Previous town plans

- The 2012 Station Area Plan (see the plan at: <http://www.ci.davidson.nc.us/DocumentCenter/View/4122>) includes several documents and prior plans relevant to Beaty Street in its “Previous Plans” section:
 - 1996 Beaty Street Plan (page 4)
 - 2009 North of Griffith Plan (page 8)
 - 2009 Eco-Industrial Plan (page 9)
- The Station Area Plan discusses mobility, open space, and the town’s overall development vision for the “North Study Area” which includes the Beaty Street property.

Planning Principles and Planning Ordinance

- The town’s planning principles state that development should be based on traditional urban design, meaning compact, walkable development with community open space. We encourage neighborhoods and commercial areas integrated with the existing fabric of the town.
- The requirements of the Davidson Planning Ordinance must be met. The majority of the Beaty Street property is located in the **Neighborhood Center** planning area; several acres are in the **Village Infill** planning area. The planning areas are shown on the attached map (Exhibit A). The following are links to the requirements of those planning areas:
Neighborhood Center: Section 2.2.6 @ <http://www.ci.davidson.nc.us/DocumentCenter/View/6980>
Village Infill: Section 2.2.4 @ <http://www.ci.davidson.nc.us/DocumentCenter/View/6980>

Commercial development

- We encourage economic growth that doesn't jeopardize our sense of community. Private buildings and public infrastructure must work together to shape public space and to build community character. Well-designed and engaging public spaces should encourage social interaction.
- Our design guidelines require storefront buildings that are a minimum of two stories tall in a pedestrian-friendly streetscape. Design guidelines for commercial and residential buildings are in the planning ordinance: <http://www.ci.davidson.nc.us/DocumentCenter/View/6982>
- The exterior design of all commercial buildings must be approved by the town's Design Review Board.
- Commercial development is preferred on the corner of Beaty Street and 115 and should represent approximately 50,000 square feet total.
- The preferred uses for the first floor are retail businesses defined in the Town of Davidson's planning ordinance: "Uses in which the principle use or purpose is the sale of goods, products, merchandise, or services directly to the consumer. Retail establishments promote high walk-in customer counts, are shopping destinations, provide visual interest and create active street life but are not detrimental to the district in which it is located." Uses include but are not limited to:
 - alcoholic beverage retail sales
 - art or antique shop, including art supplies and framing materials
 - automobile accessories and supplies (excluding installation)
 - bar/tavern/nightclub, beer or wine shops, and brewpubs
 - book, stationery, card store, or newsstand
 - clothing, shoe, dry goods or notions store
 - cosmetic and beauty supply store
 - department, furniture, home furnishings and small appliances store, interior decorating store (with incidental interior design service)
 - jewelry store
 - kitchen store
 - leather goods/luggage
 - music/video sales or rental
 - optical/auditory store (with incidental exam)
 - pet shop
 - restaurant, coffee shop, or delicatessen
 - vintage or consignment shop
 - specialty food store, including bakery, fruit, vegetable, fish, or meat market
 - sporting goods store
 - variety store
- Above the first floor, we encourage office and/or residential uses.

Residential development

- Proposed residential construction should include a mixture of housing types and price points that meets the needs of a variety of income levels.

- Design guidelines for attached dwellings and townhouse buildings are in the planning ordinance: <http://www.ci.davidson.nc.us/DocumentCenter/View/6982>
- The exterior design of all residential building types (not necessarily the exteriors of each specific unit) must be approved by the town's Design Review Board.
- All residential units must meet HUD Energy Star or approved equivalent standards.
- Single-family and duplex homes are only allowed in the Village Infill area of the property. We encourage accessory units above garages as a non-deed-restricted form of affordable housing.
- Multi-family buildings are allowed in the Neighborhood Center planning area; however, we would prefer townhouses to echo the form across Beaty Street.

Affordable Housing

- The proposed plan must provide 12.5% of the total number of residential units as affordable homes targeting households with incomes that range from 80% to 120% of the area median income.
- These homes or units must be high quality, attractive, and complementary to Davidson neighborhoods.
- The affordable homes should be deed restricted to allow a certain percentage increase in price per year (such as 2% per year). Later in the process, the developer or builder may propose an alternative method to preserve affordability. The final decision on the method to preserve affordability will be made by the town.

Mobility/Transportation

- The neighborhood must be walkable and connected via streets, greenways, and sidewalks, to existing development.
- The infrastructure requirements of the Davidson Planning Ordinance can be found here: <http://nc-davidson3.civicplus.com/DocumentCenter/View/6383>
- Plan commercial center so walking, bicycling, and riding public transit to these destinations are viable options.
- Streets must encourage active transportation and give equal weight to pedestrians, bicyclists, and drivers.
- A long-term goal is to connect the Beaty Street property via a greenway/bike path south to downtown Davidson and north to Davidson neighborhoods in Iredell County. This should be planned and the infrastructure on the Beaty Street property should be constructed. The Davidson Walks and Rolls Active Transportation Plan is available at: <http://www.ci.davidson.nc.us/DocumentCenter/View/4304>.
- The development of the Beaty Street property will further congest the intersection of North Main Street and Beaty Street. The plan should propose a re-alignment of the intersection, a roundabout, or another solution for mitigating traffic congestion. The town will negotiate with the successful developer regarding sharing the cost of the improvements.

Parks/Green Space

- The design of the public spaces, parks, and plazas should encourage social interaction and multiple uses.
- Significant trees must be saved or a loss mitigation plan implemented.
- 20 – 25% of the neighborhood area must be parks and open space.
- The town will negotiate with the developer regarding the maintenance of parks and open space in the development. The town may be amenable to ownership of some or all of the amenities. Alternatively, parks and green space may be owned by a property owners' association, but it must guarantee public access in perpetuity.
- The existing pond and dam on the property may be removed if the DENR process is followed and approvals received.
- Information on park standards can be found here:
<http://townofdavidson.org/DocumentCenter/View/6384>

Watershed, SWIM buffers, Post-Construction Ordinance

- The parcels are located in the Critical Area Watershed; therefore all proposed commercial and multi-unit residential construction must meet the requirements of the watershed area, outlined in the Davidson Planning Ordinance. Single-family home construction is exempt from the requirement. Link to the watershed requirements: <http://nc-davidson3.civicplus.com/DocumentCenter/View/6394>
- SWIM buffers: Exempt from buffer requirements
- Post-Construction Stormwater Ordinance: Must meet requirements of PCCO: <http://nc-davidson3.civicplus.com/DocumentCenter/View/6374>

Existing Site

- It is strongly recommended that prospective firms inspect the site prior to submit a proposal. Additionally, firms may want to visit other neighborhoods in Davidson to get a feel for aesthetics of the town.
- All existing structures may be demolished.
- Utilities: The site is served by public water and sewer through Charlotte Water. Water utility infrastructure is located in Beaty Street and sewer is readily available. The site is in the Duke Energy service area.

EXHIBITS

- A – Map of Area with tax parcel numbers and planning areas (zoning districts)
- B – Appraisal of property

SCHEDULE

Deadline to Submit Proposals

Applicants' proposals must be received at the following address by **TBD**, at 4:00 p.m.: 216 South Main Street, Davidson, NC 28036. The town wants to secure the appropriate developer and project proposal, and reserves the right to extend the period for submissions.

Questions

Questions about the RFP and the RFP process should be submitted to the project manager, Dawn Blobaum AIA, dblobaum@townofdavidson.org, (704) 940-9615, and should be received by **TBD**.

Selection

The town intends to finalize its selection of a developer no later than **TBD**. The town, at its discretion, may choose developers to interview about their proposal.

Upset bid process

N.C.G.S. 160A-269 allows the town to solicit and receive an offer to purchase property, but requires a subsequent upset bid process. Following the approval of a developer's proposal by the Davidson Board of Commissioners, the town will require the developer to submit a deposit of 5% of their bid and will publish a notice of the offer. Respondents must increase the purchase amount by not less the 10% of the first \$1,000 and 5% of the remainder and similarly deposit 5% of the increased bid. The Davidson Board of Commissioners have the authority to reject any and all such offers.

Contract

The town anticipates that at the conclusion of the RFP and upset bid process the parties will execute a contract and development agreement that defines the roles and responsibilities of each party.

CONTENTS OF PROPOSAL

1. Statement of Intent, to include:

- A narrative by the developer relating their understanding of the project and describing why they are interested in the project,
- Information about what the developer will need from the town in order to implement a successful development,
- A statement of the firm's financial capability that demonstrates their capacity to undertake and complete their proposed development; highlights past history of raising capital, addresses any non-performing loans, loan defaults, or projects lost to foreclosure; and any litigation or other legal disputes within the past five years,
- Proposed sources and uses of funds, including estimated costs of improvements to the site,

- Proposed schedule for purchase and redevelopment of the site, which incorporates opportunities for public input prior to public hearing to insure that the development of the Beaty Street site is responsive to the input of the community,
 - A statement of the firm's general history and guiding principles,
 - Short resumes of professional staff that would be involved in project design and management, and similar information for consultants or partners anticipated to be involved in the project, and
 - Contact information (name, mailing address, email address, and telephone number) of the person the town should contact regarding the proposal.
2. **Preliminary sketch plan:** A proposed master plan of the neighborhood must be submitted. It should include, in as much detail as possible: proposed building envelopes and approximate square footage of each; representative sketches of residential and commercial building designs; proposed streets and other forms of connectivity for pedestrians and cyclists; parking and driveways; open space, parks, and greenways; significant environmental features to be retained; and other proposed amenities and important details.
 3. **Narrative:** The proposal narrative should include square footage of commercial space, number of parking spaces, number and type of homes/residential units and approximate pricing for each, and concepts for proposed park(s), green space(s) and other amenities.
 4. **Land Value:** A proposal for fee-simple purchase of the site, including purchase price.
 5. **Experience:** Provide locations, descriptions, drawings, and photographs of mixed-use neighborhoods the developer has designed and/or implemented in the past ten years. Provide the following information for each development or neighborhood:
 - a. The total number of residential units in each development, their size, building type, and sales prices.
 - b. Illustrations of the commercial buildings and total square footage of commercial space.
 - c. Timeline of development.
 6. **Conflict of Interest:** If the applicant has any grounds to believe there could be a conflict of interest, such as a town employee who is involved in awarding the contract has a connection with the applicant, please explain.
 7. **Non-collusion statement:** This RFP constitutes an invitation to bid or propose. Sign the following and include it with your response:

The Town of Davidson prohibits collusion, which is defined as a secret agreement for a deceitful or fraudulent purpose.

I, _____ affirm that I have not engaged in collusion with any town employee(s), other person, corporations or firms relating to this submittal. I understand

collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

Signature: _____

8. **Legal Status of the Applicant:** State the full, exact name of the applicant and whether the applicant is an individual, corporation, limited partnership, general partnership, limited liability company, professional corporation, etc. If it is anything other than an individual or a general partnership, specify the state under which the entity is organized. If the state under which the entity is organized is not North Carolina, specify whether the applicant has received a certificate of authority from the NC Secretary of State to transact business in North Carolina. State whether the entity is in existence at the time the proposal is submitted, and if not, whether and when the applicant intends to officially form the entity. State the names and titles of the individuals who will sign the agreement with the town.

HOW TO SUBMIT A PROPOSAL

Questions should be directed to:

Project Manager	Dawn Blobaum AIA
Title	Assistant Town Manager
Address	216 S. Main Street, Davidson, NC 28036
Telephone	704-940-9615
Email	dblobaum@townofdavidson.org

Applicants should deliver two hard copies and a digital version (with pdfs) of their proposals to the Project Manager at the address shown above.

Write the following prominently on the outside of the submission: "Request for Proposals for Beaty Street Property."

Proposals are to be received no later than 4 p.m. on **TBD**. Submittals should not be made by email.

EVALUATION CRITERIA

All proposals will be reviewed and evaluated by a selection committee determined by the town. Proposals will be evaluated based on the qualifications of the developer, the ability of the development team to complete the project, their vision for the site, scope of work, and proposed purchase price. The proposal deemed the best fit for our community and most likely to meet the town's goals and expectations for timely development will be selected.

LEGAL

Discretion of the town

- A. The Town of Davidson reserves the right to reject any or all proposals.
- B. Notwithstanding anything to the contrary in this document or in any addendums to this document, unless the contrary provision refers specifically to this provision, the town reserves the right to negotiate changes of any nature with any applicant with respect to any term, condition, or provision in this document and/or in any proposals, whether or not something is stated to be mandatory and whether or not it is said that a proposal will be rejected if certain information or documentation is not submitted with it.
- C. All deadlines are for the administrative convenience or needs of the town and may be waived by the town in its discretion. Once an agreement is signed, the parties to the agreement may enforce the agreement according to its terms as allowed by applicable law.

Property Sale Subject to Due Diligence Period and Negotiation of Land Development

Agreement: Upon written notification, the respondent selected by the Davidson Board of Commissioners will have a period of approximately 60 days within which to satisfy itself as to the suitability of the property for purchase and development, enter into a Land Development Agreement (LDA) and close on the sale with the town. The town will provide the selected respondent with appropriate access to the property for inspections and testing. The selected respondent will be required to provide appropriate insurance and indemnification, and if necessary, restore the premises to its prior condition after such testing.

Financing: Developers/builders will be responsible for obtaining their own financing and the town cannot guarantee pre-sales for residential units nor pre-leases for commercial or retail space.

Applicant to bear expense; no claims against town: No applicant will have any claims or rights against the town arising out of the participation by an applicant in the RFP process. No applicant will have any claims or rights against the town for the town's failure to award a contract to it or for awarding a contract to another person, firm, or corporation, regardless of whether the other person, firm, or corporation participated in the RFP process or did not submit a proposal that complied with the RFP. A notice of award will not constitute acceptance by the town; the town's only method of acceptance is the town's execution of a formal agreement in accordance with law.