



Legislation Text

File #: 18-0052 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Jeff Costello, CRA Executive Director
DATE: July 16, 2018

Discussion - Request for Qualifications/Proposals - CRA-Owned Properties in the SW 600-700-800 Blocks of West Atlantic Avenue

Recommended Action:

Board direction is requested.

Background:

At the July 12th CRA Board Meeting the CRA Board directed staff to prepare a Request for Proposals for redevelopment of the CRA-owned properties within the Southwest 600, 700, and 800 Blocks of West Atlantic Avenue, between SW 6th and 9th Avenues, for consideration at the August 15, 2018 CRA Board meeting. The Board also directed staff to include the RFP as an item on the July 16th CRA Board Workshop for discussion.

Request for Proposals:

The attached document was initially crafted as a Request for Qualification/Proposals ("RFQ/P"), which is a two-step process. In Step One - the RFQ, the CRA will review the qualifications of the proposers/development teams to verify that they have experience in designing, building, and financing projects that are similar to the scope and scale of this development. After CRA staff reviews the responses, the CRA Board will only allow development firms that meet the minimum qualifications ("Qualified Proposers") to submit a response to the RFP. Once qualified by the CRA Board, Step Two - the RFP, involves the Qualified Proposers submitting a detailed proposal for the development of the site to include: a proposed timeline and phasing, an overview of the development program, conceptual design plans, preliminary pro-forma, and potential financing for the proposed development.

Based on the Board's direction at the June 12th CRA Board Meeting, the RFQ/P was modified to eliminate the RFQ process and directed the CRA Staff to issue a Request for Proposals for the CRA-owned properties in the SW 600-700-800 blocks of West Atlantic Avenue ("RFP 600-800"). The RFP 600-800 will include a qualifications section and other key elements include:

- Provision of housing, including workforce housing on-site or off-site on CRA-owned vacant properties.
- Inclusion of priority uses identified in the 2012 West Atlantic Area Needs Assessment as follows:
 - Full-service grocery store (Required Use);
 - Pharmacy*;
 - Health and wellness facilities (urgent care, clinic, fitness center);
 - Financial institution (Bank or credit union)*; and
 - Family/social entertainment (sports bar, jazz club/lounge, amusement venues)

* Pharmacy & Financial Institution may be located with the Grocery Store.

- Relocation plan for existing business located in the commercial building located in the 700 block of West Atlantic Avenue.
- Space for local small businesses in the new development.
- Local hiring and inclusion plan to provide construction job opportunities for local residents and bid opportunities for local subcontractors and vendors.

Attached is the Draft RFP 600-800 for review and discussion.