

REQUEST FOR PROPOSAL
Downtown Waterfront Development Opportunity
City of Port Washington, Wisconsin



June 2015



The Project

The City of Port Washington through its Community Development Authority (CDA) is seeking a unique year-round destination concept on a downtown site with waterfront access. This request comes on the heels of the completion of a recent downtown redevelopment plan led by the CDA. The property is located within a tax increment district where incentives may be made available dependent on the scope of the project. Port Washington is also a Wisconsin Main Street Community, with marketing and business studies available.

Site Information

The City of Port Washington is seeking proposals to either lease or purchase a prime real estate parcel located in the east 300 block of East Washington Street, immediately adjacent to the North Slip. The site offers a unique opportunity to create an innovative and sustainable development immediately adjacent to the waterfront.

The current use of the property is a municipal parking lot. The appraised value of the land is \$575,000 but conveyance terms are negotiable. The property is currently zoned B4, Central Business District, which allows for a variety of commercial and residential uses. The property is accessible from Franklin Street as well as from side streets on the north end of the property. A site plan is included for your reference.

An Environmental Phase 1 and 2 assessment has been prepared for the property and is available upon request. It is the desire of the City that the site be redeveloped into a use that is both publically accessible and compatible with the surrounding residential neighborhood and adjacent Harborwalk.

Proposal Instructions

The following information provides potential real estate developers and/or appropriate interested parties information to prepare a competitive development proposal. These proposal requirements are intended to solicit creative, high-quality solutions with respect to the proposed use, site design, architecture, financing and construction of this project.

In order to facilitate this process, potential developers should submit written questions as necessary to clarify issues. All requests for information, clarification and additional information should be directed to Randy Tetzlaff, Director of Planning and Development, City of Port Washington, rtetzlaff@ci.port-washington.wi.us

Criteria for Selection

The appropriate use, design, neighborhood compatibility, public access, and aesthetics are critical issues for the success of the project. Therefore, the development should demonstrate the ability to fulfill the following guiding principles:

- (1) Have catalytic economic impact;
- (2) Be a well-designed publically accessible space that seamlessly integrates streetscape, landscape and the Harborwalk;
- (3) Adhere to the master redevelopment plan;
- (4) Align with the City of Port Washington brand;
- (5) Represent a unique destination experience;
- (6) Illustrate a building design that honors the existing urban fabric and respects adjacent view corridors; and
- (7) Serve as an appropriate and efficient use of the site.

Required Content of Proposal

Responses should be organized in a manner that allows for complete review of each project element and shall include:

Development Team and Experience

- Project organization/staffing/responsibilities
- Full professional team
- Relevant project experience
- Similar project design background

Architecture/Planning and Design

- Schematic design of the overall site, including descriptive architecture and site design concepts, in plan and perspective views if modifications are proposed

Financial Resources

- Demonstrated ability to provide project funding, including current relationships with major lenders and past funding experience with projects
- Ability to provide sufficient project equity to demonstrate commitment to the success of the project and to satisfy conventional lender requirements
- Estimated total value of fully-built project
- Any special assistance envisioned to complete project
- Property management intentions

Timing and Any Constraints

- Detailed project schedule for construction and occupancy
- Description of proposed exceptions or deviation from the project program or specifications
- Any and all conditions that the Developer feels are necessary to complete the project

Proposal Submittal

Twelve (12) color copies of the proposal should be submitted to the City of Port Washington no later than August 7, 2015 and shall be forwarded to:

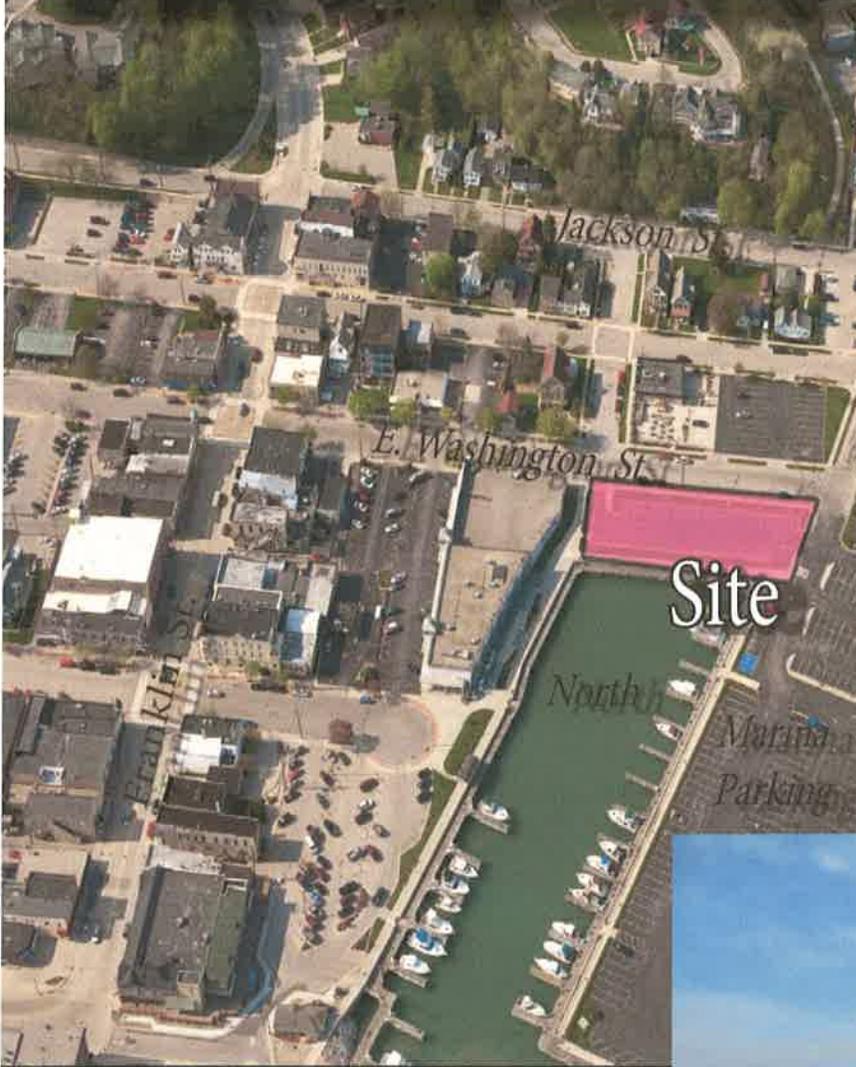
Randy Tetzlaff
Director of Planning and Development
100 W. Main Street, P.O. Box 307
Port Washington, WI 53074
rtetzlaff@ci.port-washington.wi.us

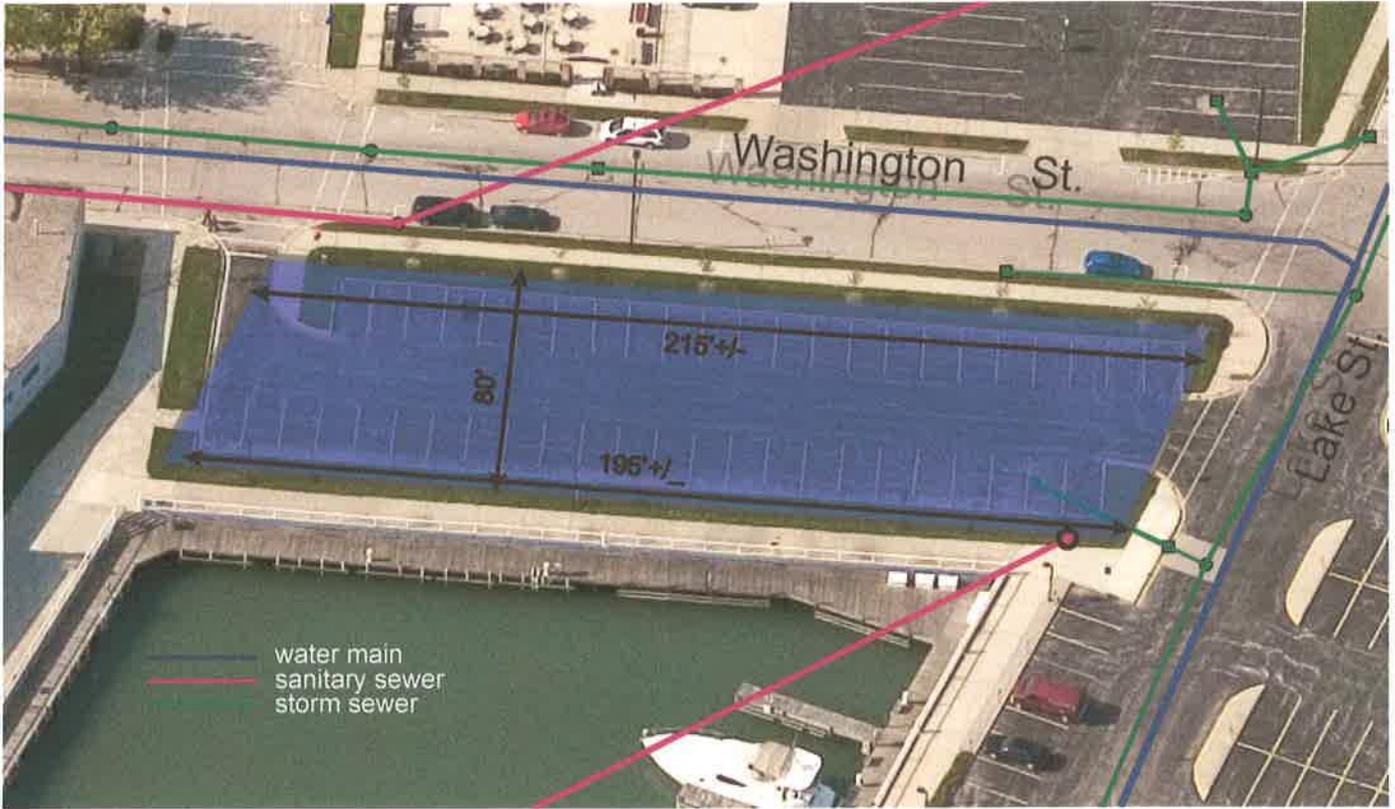
All responses must be received by the due date and time. All responses received after the due date and time will not be considered.

Selection Process

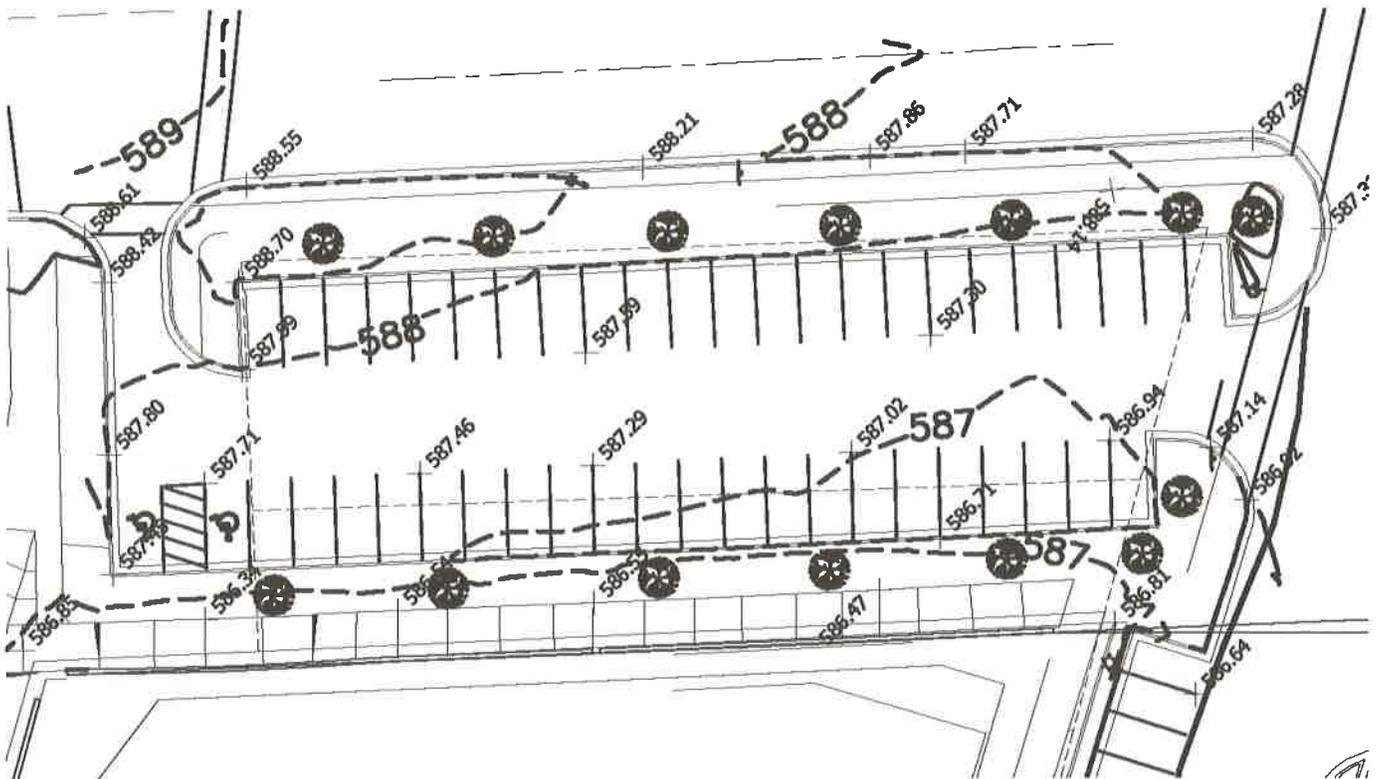
The City intends to select a Developer on or about September 1, 2015. The City selection process will be led by the CDA who will forward its recommendation to the Common Council. A pre-submission meeting will be scheduled during the week of June 29 for the purpose of discussing the process and timing for selection; reviewing ideas for redevelopment; obtaining and reviewing available studies and reports; and visiting the site. All those wishing to submit proposals are required to attend. A review team comprised of members of the CDA and City staff will first review all proposals submitted and then select those Developers who will be invited for interviews. Those selected will make a summary presentation to the CDA. The proposals will then be ranked in order of preference by a consensus decision of the CDA. Both the Design Review Board and the Plan Commission will be asked to review the conceptual building and site plans submitted as part of the proposal by those Developers who will be invited for interviews. Based on their input, the CDA will make its final recommendation to the Common Council.

The Common Council reserves the right to accept or reject any or all proposals. All costs incurred by Developers associated with this process are the sole responsibility of the Developer.





Site Utilities



Site Topography