

# **DEVELOPMENT OPPORTUNITY 315 Main Street Project Biddeford, Maine February 1, 2008**

## **0. 1. General Background**

The City of Biddeford, Maine presents this Request for Proposals (RFP) for the development of a City owned parcel located on 315 Main Street, (the "Property") to solicit proposals from qualified land developers leading to the sale and immediate development of the Property.

With the creation of the Heart of Biddeford (HoB) in 2004 as well as a number of other initiatives, the City has seen significant revitalization of its Downtown area. The revitalization has manifested itself in a number of ways, both physical and intangible. We have seen an increase in the number of retail stores downtown, turning long vacant storefronts into active commercial spaces. A million square feet of mill buildings are slated for rehabilitation and will house affordable housing, artist studios, commercial space and perhaps University dormitories and facades throughout our commercial district have started to improve. In addition to these physical changes there is a new vibrancy. Once an overlooked corridor of the city, downtown has a new, vibrant feel. People are interested in what's happening downtown and it is experiencing somewhat of a renaissance.

The City of Biddeford has an aggressive planning and economic development philosophy and strategy. To accomplish its goals, City staff meets with developers on a regular basis before applications are proffered to ensure expedient and efficient review. Many projects receive Planning Board approval in a little as two meetings, including a public hearing. Building permits are issued within days of application, not weeks. Permitting and inspections fees are in line with those **in** surrounding communities.

## **. 2. Site Locus and Zoning**

The entire parcel (Map 38, Lot 144) consists of 0.09 acres (3920.4 sq. ft.) (See attached map.). The Property is zoned "MSRD 1 - Commercial Core District". The MSRD 1 Commercial Core Zoning District includes the City of Biddeford's traditional Main Street corridor. The intent of this zone is to preserve the historic character and promote the growth of businesses and residences in the Main Street District. The Main Street District replaces all references to the Central Business District in the City of Biddeford's Code.

Basic information relative to development restrictions within the MSRD-1 Zone include the following:

Minimum Lot Size:	None
Minimum Road Frontage:	None
Front, Side, Rear Setbacks:	None
Height Requirements:	Minimum 26 feet (2 stories), Maximum 60 feet

Parking Requirements: Parking is required in conformance with the number required in the Biddeford Land Development Regulations, except that, in the MSRD Zoning Districts the Planning Board may reduce the off-street requirements of proposals under certain conditions, as outlined in the Land Development Regulations, Article VI (Performance Standards), Section 49 (Off-street parking and loading) C.3.(k).

The Property has ready access to the public water, sanitary sewer, and storm drainage systems. Natural gas is not available in close proximity to the site.

The following information can be accessed on the city website [[www.biddefordmaine.org](http://www.biddefordmaine.org)] or at City Hall:

- Tax Mapping of the site and surrounding area [<http://gis.biddefordmaine.org>]
- Aerial Photography of the site and surrounding area (orthoquad photo) [<http://gis.biddefordmaine.org>]
- Sewer system mapping [Engineering Department]
- Part III (Land Development Regulations) Article V (Establishment of Zones) Section 8 (Historical Preservation). [[www.biddefordmaine.org](http://www.biddefordmaine.org)]
- Historic Preservation Commission Application. [Planning Office]

### **3. Environmental Considerations**

The City is unaware of any existing environmental studies relative to the subject parcel.

All development proposals will be subject to existing regulatory controls by the City of Biddeford, the State of Maine, and Federal governmental entities.

### **4. Development Objectives**

A number of objectives have been identified by the City relative to this project, as outlined below. Some indication of the relative importance of these objectives can be obtained through review of the Proposal Rating Criteria listed below under Section 5:

- The City desires to foster, develop, and enhance a "walk-able" downtown, with a wide range of uses and activities to create an "eighteen hour city".
- Development of the Property should be aesthetically compatible with the character of the Downtown and enhance its fabric and vitality. The historic nature of architecture within the Main Street District should be considered in establishing the style for the Development.
- The development proposal should include consideration of environmentally sustainable

elements into its design.

0. Uses on the site should contribute to the improvement of the quality of life for Biddeford residents and visitors.
  - . The proposed development must be financially viable and will not require operating subsidies or maintenance from the City.

## **5. Proposal Rating Criteria**

The following criteria will be used by the City to evaluate development proposals and select a developer(s):

1. The proposed development provides the best reflection of the redevelopment goals and objectives as delineated in Section 4 above;
2. The proposed development offers a significant overall economic benefit to the community when considering tax revenue, land purchase price, and secondary/tertiary economic benefit;
3. Prospective developers should have experience in the successful development and operation of comparable projects; and
4. The proposed development demonstrates financial and economic viability, and does not require operating subsidies from the City.

## **6. Review and Award Process**

Upon receipt of proposals, the Review Team, consisting of two members of the City Council, two representatives of Heart of Biddeford, the Heart of Biddeford executive director and three citizens at large will review and score the proposals. As part of the review, additional City staff/Review Team input may be solicited on technical, procedural, and planning issues. The Review Team may conduct interviews with project proponents and will rank the proposals. Following the ranking process, the Review Team will make a recommendation for designation of a developer to the Mayor and City Council, who will then review the recommendations and make an appropriate decision regarding award of proposal.

The Mayor, or duly appointed designee, with the assistance of City Staff, is expected to negotiate a Development Agreement(s), incorporating terms of sale, covenants, and other matters with the selected Developer. In the event that a development agreement cannot be completed with the selected Developer, the Mayor, or designee, may negotiate with the next highest-ranked proposal. Remaining proposals may be considered if a development agreement cannot be completed with a higher ranked proposal.

## **7. Anticipated Timetable**

The anticipated timetable for soliciting and reviewing proposals is as follows:

Solicitation of Proposals      March 10, 2008  
Proposal Submissions            May 15, 2008  
Designation of Developer(s)    June 15, 2008

## **8. Submission Requirements**

One (1) original and nine (9) copies of the proposal must be received by 3:00 p.m. (local prevailing time), April 15, 2008 clearly marked “315 MAIN STREET DEVELOPMENT PROPOSAL” to:

Carmen Lemieux  
Biddeford City Clerk  
205 Main Street  
P.O, Box 586  
Biddeford, ME 04005

Proposals or amendments received after this deadline will not be considered. Faxed or E-mailed proposals will not be considered. Final award of the contract is anticipated within forty-five (45) days of the proposal opening.

Proposals should include:

- . A cover letter identifying the proponents and receipt of any addenda to the Request for Proposals that may have been issued.
- . The name and address of the prospective Developer and project architect. The submittal should include identification of all principals and associated resumes.
- . The amount of any payment proposed by the Developer for acquisition of the Property, and any terms.
- . A narrative description of the specific development proposal for the Property, including all uses, gross building and land area by use, phasing and development timing including the anticipated commencement, and completion/occupancy.
- . A rendering or photo simulation of the proposal from a minimum of two points (one on Main Street southeast of the Property, and one on Main Street northwest of the Property).
- . A statement regarding how the project meets the objectives listed in section 4 and the review criteria in section 5
- . If known, the identification of anticipated major tenants or users expected to occupy the finished project.
- . Provide a detailed schedule indicating how the Development project will be implemented to complete the proposed project. Schedule to include a matrix of the project tasks,

including required approvals and major steps in the development and review process.

Acknowledgement that if selected, the Developer shall agree to indemnify and hold the City harmless from claims, demands, suits, causes of action and judgments arising from the Developer's performance including claims of professional malpractice or negligence.

Acknowledgement that a Performance Guarantee may be required of the Developer, at the discretion of the City.

All contact with the City, including further information and questions concerning the proposal, should be directed to the Project Manager:

**Mr. Greg Tansley, AICP**  
**City Planner**  
**City Hall**  
**205 Main Street**  
**PO Box 586**  
**Biddeford, ME 04005**

## **9. Modification of Proposals**

Modifications to proposals received prior to the submission deadline will be accepted, and must be submitted in a sealed envelope identifying the name and address of the developer(s) and clearly marked "MODIFICATION TO PROPOSAL – 315 MAIN STREET DEVELOPMENT PROPOSAL", along with the date of modification and modification number.

One (1) original and nine (9) copies of modifications to the proposal shall be submitted. Modifications shall include insertion pages or replacement pages and a transmittal letter explaining and indexing the modifications.

## **10. Miscellaneous**

All proposals submitted in response to this RFP become the property of the City of Biddeford. The City of Biddeford has the right to disclose information contained in the proposals after an award has been made. All reports, documents and materials provided by the developer(s) for this project shall be considered public information and shall be the property of the City of Biddeford.

The City of Biddeford specifically reserves the right to reject or modify any and all proposals if it is determined by the Review Team or City Council to be in the best interests of the City. In rating the proposals, the City shall consider the value of the proposal, the scope of the proposal, past experience with the developer(s), references contacted and the professionalism

of the team.

**Disclaimer:** The Property is being offered subject to the process outlined within this RFP and the City reserves the right to reject any or all redevelopment proposals. While all information furnished herein was gathered from sources deemed to be reliable, no representation or warranty is made as to the accuracy or completeness thereof. This RFP is made subject to errors, omissions, prior lease, sale, financing, or withdrawal without prior notice. In no way does the Request for Proposals obligate the City to select a developer and/or to sell or otherwise dispose of the Property.