



## REQUEST FOR QUALIFICATIONS CITY OF DAYTON, OHIO - OREGON EAST PROJECT

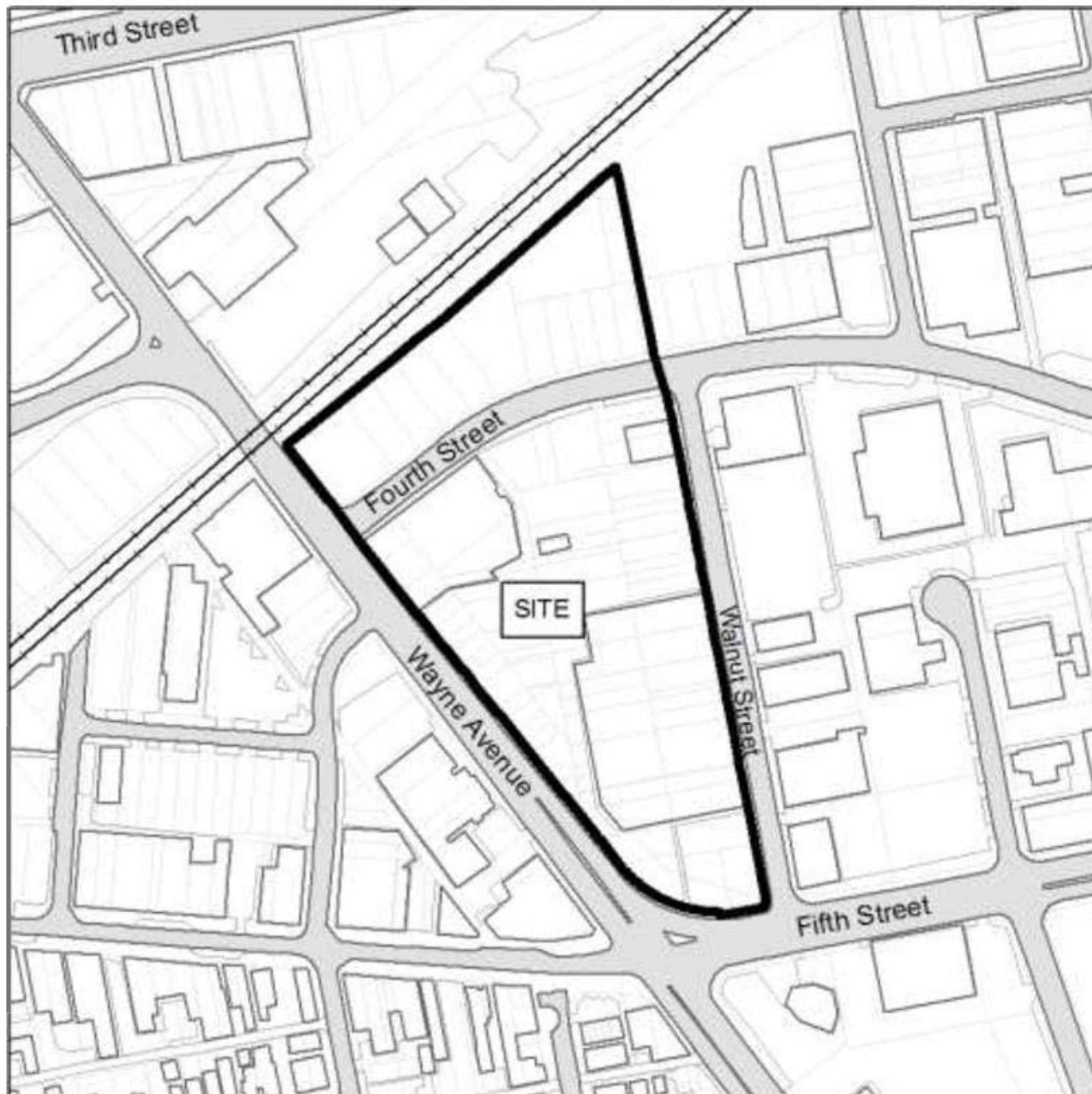
**ISSUE DATE:** Tuesday, January 8, 2013  
**MANDATORY SITE VISIT:** Thursday, January 17, 2013 at 11:00 AM  
**DUE DATE:** Tuesday, January 29, 2013 by 3:00PM

The City of Dayton seeks statements of qualifications from experienced entities for the purpose of developing city-owned land at the northeast corner of the Wayne Avenue and East Fifth Street. The intent of this Request for Qualifications (RFQ) is to identify an experienced development entity that will advance an appropriately scaled, financially feasible plan for development of this site.

### PROPERTY DESCRIPTION AND MAPS

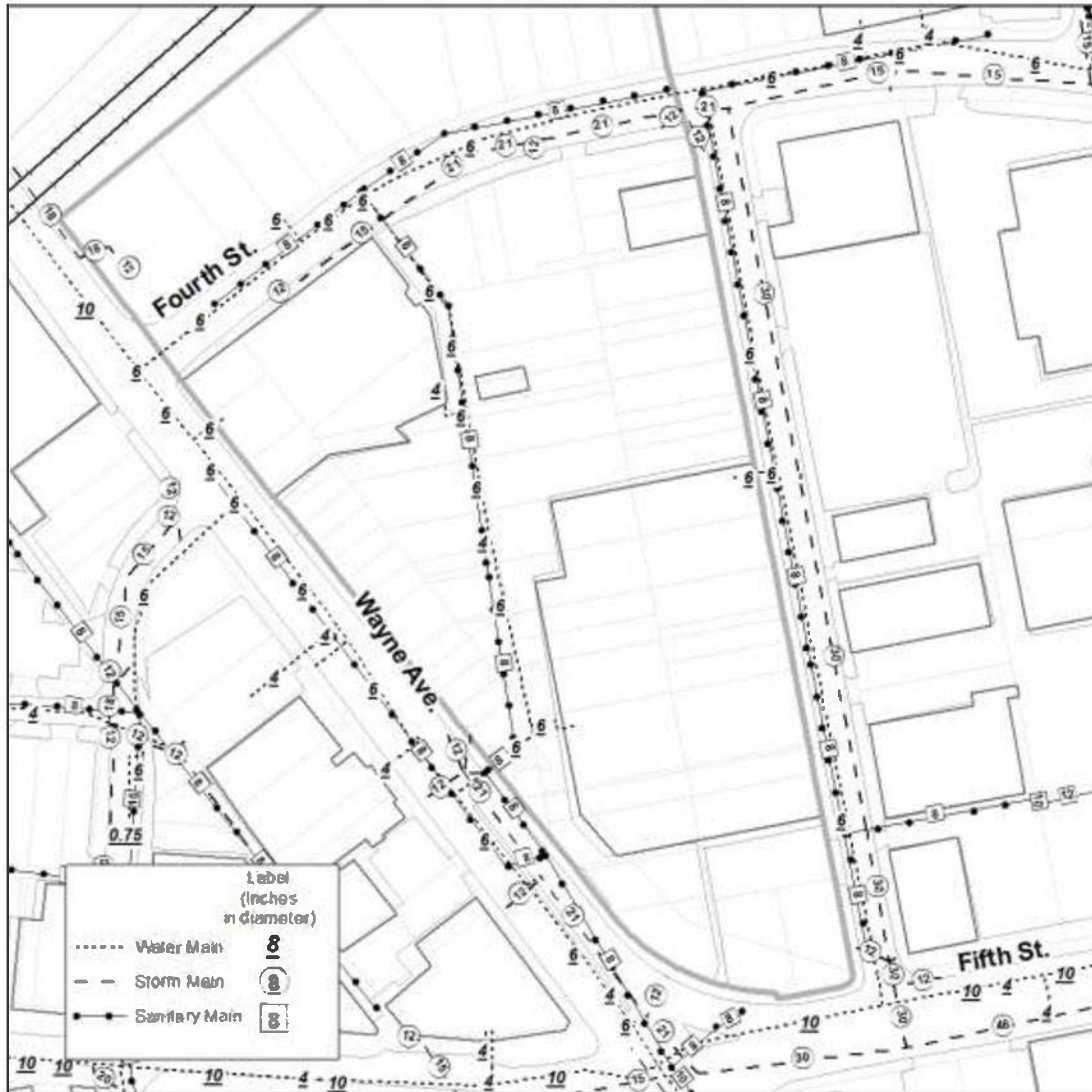
The +/-7.7 acres site is bounded by Wayne Avenue to the west, Fifth Street to the south, Walnut Street, and adjacent properties to the east, and the elevated railroad tracks to the north. The site is well served by existing transportation and utility infrastructure. The site represents a potential strategic land use connection that would link the long-established Oregon neighborhood and Fifth Street mixed-use corridor and the emerging Webster Station mixed-use urban neighborhood.

**OREGON EAST - SITE MAP**





## WATER INFRASTRUCTURE MAP



The site is zoned Urban Business District. Regulations in the Urban Business District reinforce the existing character of zero or very small building setbacks and pedestrian-oriented design principles present in the Oregon Historic District. The Urban Business District accommodates a mix of uses most notably residential, live/work, retail/personal services, and office/professional services.

### REQUIREMENTS – STATEMENT OF QUALIFICATIONS

1. Attend the mandatory site visit on **Thursday, January 17, 2013, 11:00 AM**. Only one member from the submitting development entity is required to attend. Attendee must register the development entity on the sign-in sheet provided at the site visit.
2. Prepare a description of your organization's Development Approach for this site. The regulations in the Urban Business District seek to reinforce the existing character of zero or very small building setbacks and pedestrian-oriented storefront architecture; the pedestrian-oriented design principles present in the Oregon Historic District. Within the Development Approach, discuss the overall design response to the site's unique urban character and context; the proposed uses at the site, including an analysis of the market(s) that supports



such uses; and the site planning that achieves a high-density, pedestrian-scaled development. The Development Approach should address activities such as attracting investment to the development, construction management, as well as direct and indirect benefits of the project.

3. Include a preliminary timetable along with action steps needed to undertake and complete the entire project including pre-development through lease-up.
4. Provide a general description of the development organization and its current and past development experience. Highlight the team's urban design experience. An organizational chart of the members of the Development Team should be included along with a designation of the individual who is responsible for day-to-day planning and development activities for the overall project team.
5. Provide a listing of all projects currently underway and/or completed within the past five (5) years.
6. Provide at least one (1) letter of reference from each of the following types of entities: financial, legal, and public sector sources. Include telephone numbers for each reference.

#### **DIRECTIONS FOR SUBMISSION**

The required submission of the Statement of Qualifications must be submitted in an 8.5" x 11" format. To be eligible for consideration, respondents must submit an original, along with two (2) copies in a sealed envelope/carton and delivered to the Amy Walbridge by **3:00 PM on Tuesday, January 29, 2013** without exception. The burden of proof for timely submission rests solely upon the entity or person submitting the proposal.

Requests for clarification and/or information concerning the Oregon East Project must be submitted in writing to Amy Walbridge. No request for clarification will be provided in response to telephone calls.

#### **TIMETABLE/ACTIVITIES DATE**

RFQ Available for Distribution –Tuesday, January 8, 2013

Mandatory Site Visit – 11:00 AM on Thursday, January 17, 2013,

Deadline for Receipt of RFQ – 3:00 PM on Tuesday, January 29, 2013

Selection or Short List – Friday, February 1, 2013

For questions regarding the submission of qualification statements, please contact:

**City of Dayton**  
**Attn: Amy Walbridge**  
**101 West Third Street**  
**Dayton, OH 45402**  
**Email: [amy.walbridge@daytonohio.gov](mailto:amy.walbridge@daytonohio.gov)**

## **SELECTION PROCESS**

Any individual, team, or firm is encouraged to submit a Statement of Qualification. The criteria for selecting an entity will be the submission of qualifications that meet with criteria stated previously in the REQUIREMENTS – STATEMENT OF QUALIFICATIONS section. A qualified entity is an individual or development team that, in the opinion of the City of Dayton, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations. Once the selection process is complete, the Developer will be expected to enter into a Pre-Development Agreement with the City of Dayton. As such, the Pre-Development Agreement will be contingent upon final approval by the Dayton City Commission. The City of Dayton reserves the right to reject any and all proposals and to select the proposal it deems is in the best interests of the City.

## **RESERVATION OF RIGHTS**

The City of Dayton reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Qualifications any time prior to the selection of one or more developers.

