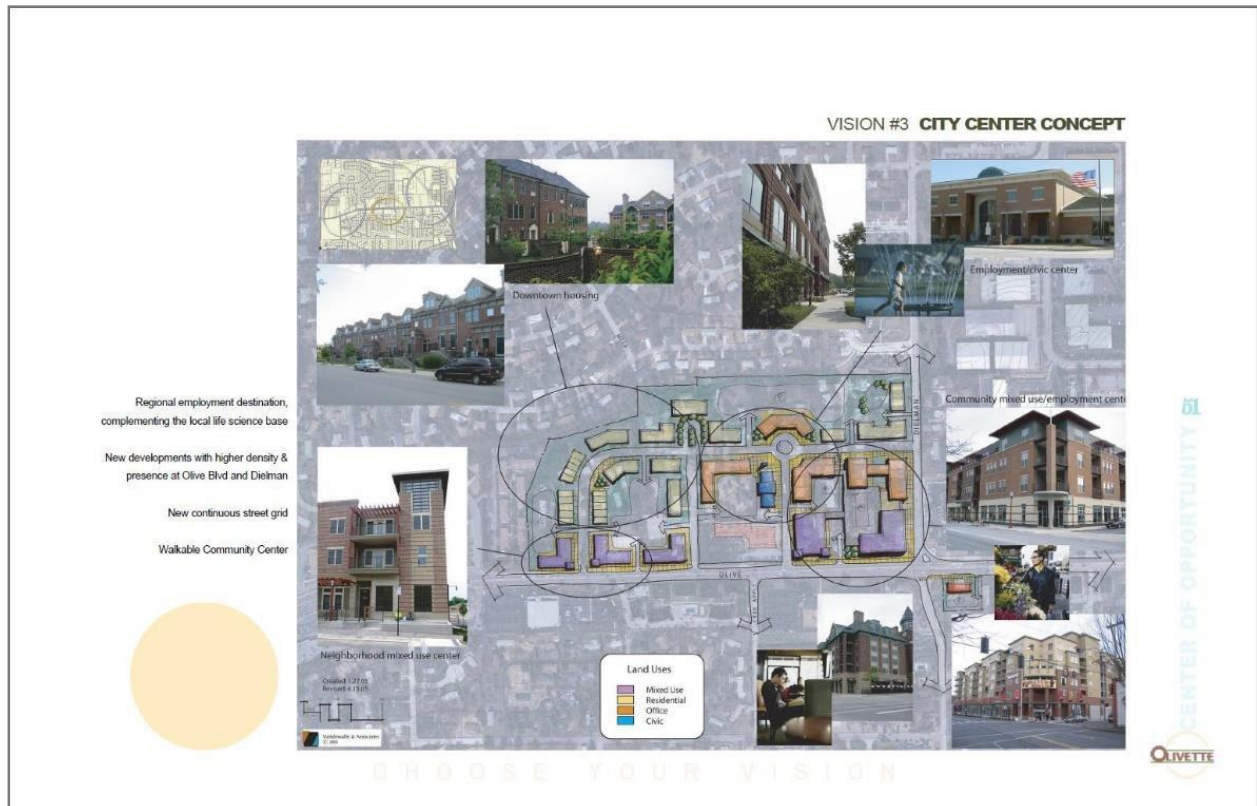


REQUEST FOR PROPOSAL (RFP) FOR THE CITY CENTER REDEVELOPMENT AREA CITY OF OLIVETTE, MISSOURI

INTRODUCTION

The City of Olivette (the “City”) is soliciting Development Proposals from qualified real estate development organizations for an area identified as the City Center Redevelopment Area (the “Project Area”). Located along the north side of Olive Boulevard between Friese Drive and Tower Hill Court, the Project Area contains approximately 2.9 acres of land over three parcels, as well as a 160-foot public right-of-way north from Olive Boulevard along Tower Hill Court (see Appendix A).

As stated in the 2006 Olivette Strategic Plan, a primary goal of redevelopment for the Project Area is to initiate development of a “town center with community amenities and mixed use developments.” Development at the Project Area should be at a density that would take advantage of the Project Area’s central location within Olivette and along Olive Boulevard to catalyze additional development along the corridor. This is intended to occur with streetscape enhancements in the public right of way as combined efforts to achieve the broader vision for the city center as described and illustrated in the city’s Strategic Plan.



City Center Concept – From City of Olivette Strategic Plan

The City will consider redevelopment proposals from qualified developers interested in accomplishing the redevelopment pursuant to the objectives and strategy outlined in this RFP.

Fifteen (15) sealed hard copies and one electronic copy (on CD or flash drive) of each proposal must be submitted no later than 2:00PM on Friday, February 22, 2019, to the office of the City Manager at:

ATTN: City Hall RFP
Olivette City Center
1140 Dielman Road
Olivette, Missouri 63132

The issuance of this RFP has been authorized by the City of Olivette. Any agreements with successful proponents will be subject to consideration by the City's Economic Development Commission and approval by the Olivette City Council.

Interested parties may contact Barbara Sondag, City Manager, for further information regarding this RFP. All inquiries should be sent via e-mail to bsondag@olivettemo.com and received no later than 2:00PM on Friday, February 15, 2019.

DESCRIPTION OF PROJECT AREA

Boundary

The Project Area is located along the north side of Olive Boulevard between Friese Drive and Tower Hill Court. The Area is generally bounded by Friese Drive to the east, Olive Boulevard to the south, Tower Hill Court to the west, and the boundary of the included parcels to the north. It contains three parcels and is approximately 2.9 acres. It also includes a 160-foot right-of-way going north from Olive Boulevard along Tower Hill Court. A map of the Project Area is included in Appendix A.

Zoning

One parcel within the Project Area, the current site of Olivette City Hall, is zoned as Public Activity, while the other two parcels are zoned as Commercial/Office/Retail. Development on all parcels within the Project Area are subject to Chapter 428 of the Olivette Municipal Code (Community Design Olive Boulevard Corridor). Details of the zoning requirements for these Districts are outlined in Chapter 400, Articles VIII and X of the Olivette Municipal Code.

Ownership and Existing Infrastructure

Parcel 17L441192 is the current site of Olivette City Hall and is owned by the City of Olivette. Parcels 17L440773 and 17L441169 are currently under private ownership and contain vacant commercial structures.

GUIDELINES FOR REDEVELOPMENT AREA

The Olive Boulevard corridor, and the Site specifically, have been well-studied over the past decade. Planning efforts such as the City's Strategic Plan and Olive , Olive Boulevard Design Guidelines, and the Catalyst Strategy identified several preferred uses for the area. Respondents should demonstrate an ability to meet the preferred uses and development objectives.

The following guidelines are intended to illustrate the type and character of new development that aligns with the redevelopment vision for the Olive Boulevard Corridor, articulates the concept of dynamic sense of place, and is appropriate for the Project Area:

Preferred uses:

- Multi-family housing, including senior housing
- Community retail.
- Restaurants, bakeries, delis, or wine bars.

Development objectives identified for the area include

- A transformative mixed-use development that serves as an anchor and example of the development quality the City's Strategic Plan and Catalyst Strategy illustrate.
- Addresses housing needs, and includes growth opportunities for other areas along the corridor.
- Creative architecture that will appropriately represent the City.
- Position the development to respond to shifting market conditions; ensure its sustainability.
- Sensitivity to the surrounding residential land uses; directly or indirectly stabilize and revitalize adjacent neighborhoods.
- Attract businesses that deliver tangible returns on public investments, including sales tax generation, job creation and property values.
- Multi-modal transportation connections and amenities for bicyclists, pedestrians, and buses.

Land Use and Development Concept

A fundamental goal for the City is that the Project Area serve as a center of activity. As such, development at the Project Area should:

- Promote building design that is human-scaled and addresses the street.
- Incorporate attractive landscaping and streetscape elements.
- Improve connectivity and access along Olive Boulevard and surrounding properties including pedestrian and bicycle movement.

Public Space

In order to truly be a town center, a public plaza of adequate size should be deemed a cornerstone to this development and a pivotal element of the City's overall strategic plan. The public space is intended to work synergistically with residential and retail, serving as a non-traditional anchor, with a possible outdoor dining component.

Design Elements

Building

The building should be of high quality, both in terms of design and materiality, to convey a sense of

permanence. It is intended to set a new precedent for development in the central part of the City's Olive Corridor. It should have thoughtful massing and building articulation and quality materials, including a mix of brick, face stone, glass, fiber cement siding and/or other permanent materials. If the project is primarily residential, some portion of the project shall have retail. The city encourages multi-story developments to accommodate higher densities, as stated in the Strategic Plan.

Public Space

Public space shall feature quality materials, such as pavers, and provide appealing landscaping and plantings. Space programming may include areas for outdoor dining and relate to the retail space, as well as other space that is flexible in order to serve different events and programming.

Parking

The majority of necessary parking should be accommodated in a garage structure, preferably one located towards the back of the site and off of the Olive Boulevard frontage. Additionally, some amount of on-street parking is desired to enhance the marketability of storefront retail.

Traffic Softening/Buffering

It is anticipated that the Olive corridor will continue to be served by five traffic lanes; in this case, traffic softening measures are encouraged to facilitate comfort and ease of use of the public space. Such measures could include hardscape elements, planters, and bollards.

Neighborhood Impact Mitigation

While the City desires to set a new standard and precedent for building design and orientation along the Olive Corridor, proposed developments should respect the transition—through landscaping, building orientation, etc.— to lower density residential development to the north.

PUBLIC INCENTIVE CONSIDERATION

The City will consider requests for the use of public fiscal incentives, but only in support of the achievement of its objective of a high-quality attractive mixed-use project that creates a center of activity along Olive Boulevard.

APPLICATION REQUIREMENTS

Each development proposal shall contain the following information:

- A proposed site plan indicating the size and location of all buildings, the location of parking areas and site circulation, the location of all points of ingress and egress, and the location and character of site landscaping, buffering, lighting, signage, and any special design elements in the Project Area.
- A narrative project report briefly explaining the character of the development.
- Requested public fiscal incentives, if any.
- Proposed phasing, timing, estimated date of completion, lease-up, etc.

Additionally, developers are requested to complete and include with their proposal the attached Input Form (Appendix B), which will provide the following information:

- Estimated development costs by category, including:
 - Site Control: Property acquisition and relocation

- Site Preparation: Grading, utilities/infrastructure installation, and demolition
- Site Work: Landscaping and stormwater detention
- Construction: New buildings, facilities, and parking areas/structures
- Professional Services: Architecture, engineering, planning, legal, accounting, marketing, title, appraisal, etc.
- Projected financing sources.
- Estimated tenant/user square footage by user category.
- Estimated rents or prices/unit square footage for residential component (as applicable).
- Estimated rents/square footage for office component (as applicable).
- Estimated taxable sales volume (in \$) by tenant for retail component (as applicable).

Completion of this form is mandatory.

PROPOSAL REVIEW PROCESS AND SELECTION CRITERIA

Proposals will be reviewed by the City Manager, Director of Planning and Community Development, City Attorney, the members of the Economic Development Commission, the City's planning and development consultant, and other designated staff and professional advisors. During the period of review, the City may request such supplemental information as the City deems necessary and may, but need not, initiate contacts with any or all of the responding redevelopers.

MISCELLANEOUS

The City of Olivette reserves the right to reject any and all proposals, to waive informalities, and to select the proposal(s) or portions thereof and the redeveloper(s) that, in the City's sole discretion, are determined to be in the best interests of the City.

The City further reserves the right, without limitation, to:

- a) Amend, modify, or withdraw this Request for Proposal.
- b) Require supplemental information from any responding redeveloper.
- c) Allow any responding redeveloper to correct or amend insufficient responses.
- d) Cancel, in whole or in part, this Request for Proposal and negotiate with one or more redevelopers if the City, in its sole discretion, deems it in the City's best interests to do so.

The City may exercise any of the foregoing at any time without notice to any party and without liability to any responding redeveloper or to any other party for its costs or expenses incurred in connection with this Request for Proposal or otherwise. Submittals and responses to this Request for Proposal will be prepared at the sole cost and expense of the responding developer.

This Request for Proposal does not commit the City to select a redeveloper or a redevelopment project; to pay any cost incurred by any party in the preparation of a response to this Request for Proposal; to procure, contract for, or obtain any service described in this Request for Proposal; or to enter into a redevelopment agreement with any selected developer.

Developer responses to this RFP shall be kept confidential pursuant to Section 610.021(12) RSMo. until such time as the Olivette City Council determines that information may be released to the public, which may not take place until such time as the City reaches a negotiated agreement with a successful developer. By submitting a response, the developer agrees to keep its response and all related information confidential until so released by the council.

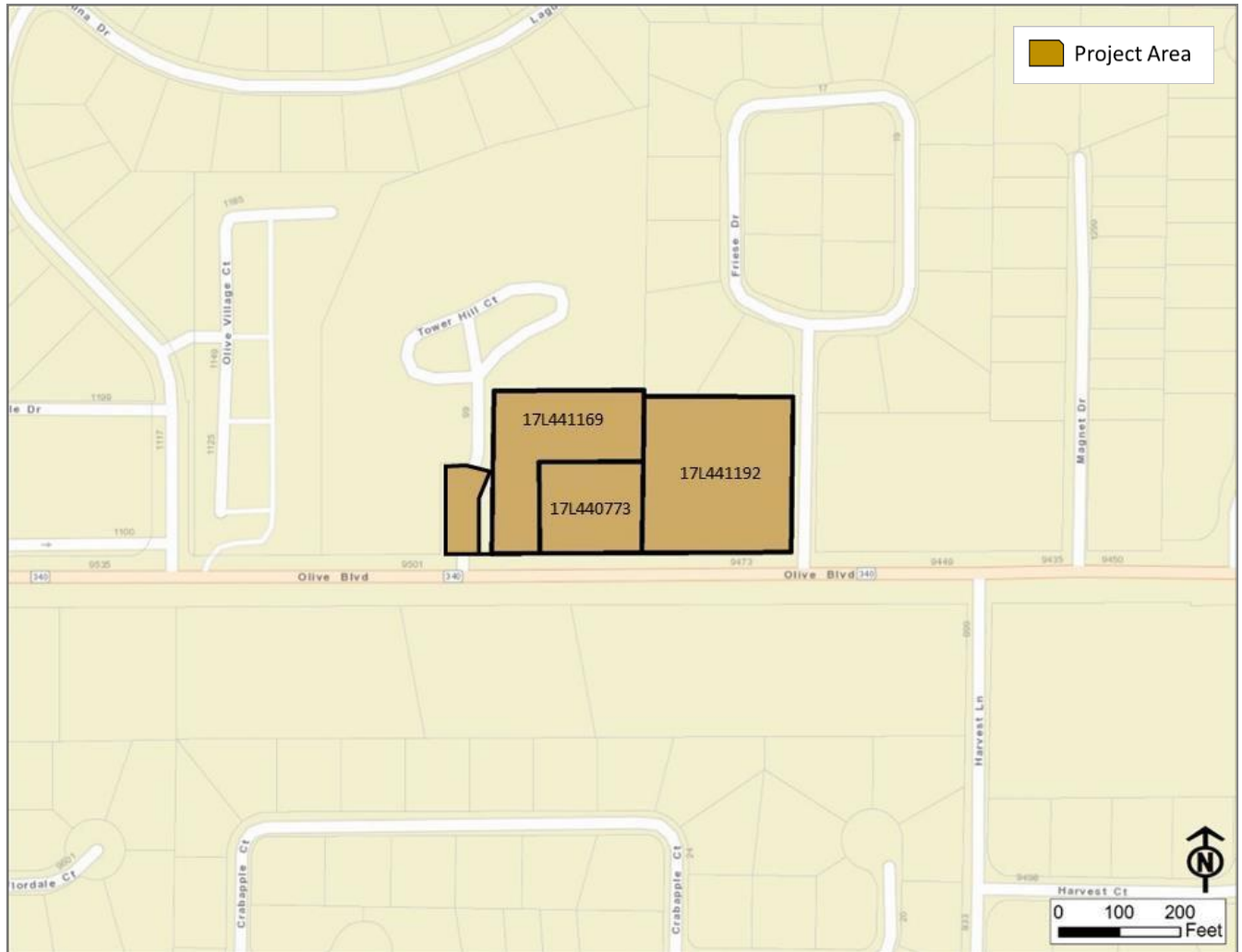
Any changes, modifications, or amendments to this Request for Proposal shall be effective only upon issuance of written notice by the City Manager and nothing stated by any elected or appointed representative shall effect a change unless in compliance with this paragraph.

APPENDICES

- Map of Project Area and Parcel Ownership
- Input Form

APPENDIX A

Map of Project Area



Parcel Ownership Information:

17L441169

Address: 9499 Olive Blvd.

Owner: Jade Garden LLC

Acreage: 0.92 Ac

17L440773

Address: 9495 Olive Blvd.

Owner: LER LLC

Acreage: 0.59 Ac.

17L441192

Address: 9473 Olive Blvd.

Owner: City of Olivette

Acreage: 1.4 Ac.

APPENDIX B

Input Form

OLIVETTE MUNICIPAL SITE PROPOSAL

DEVELOPMENT PROGRAM - INPUTS

Retail Square Footage _____

Residential Square Footage _____

Number of Residential Units _____

Average Square Footage Per Unit _____

Projected Breakdown of Units by Size Number Avg. Sq. Ft.

Studio _____

One-Bedroom _____

Two-Bedroom _____

Three-Bedroom _____

Four-Bedroom _____

Office Square Footage _____

Other Use Square Footage (please specify: _____) _____

Total Number of Parking Spaces _____

Number of Parking Spaces by User Category

Residential _____

Commercial _____

Other _____

Number of Parking Spaces by Structure Type

Garage _____

Surface _____

Public Space Acreage _____

REVENUES

Projected Retail Sales _____

Estimated Residential Rent/Sale Price Per Square Foot _____

Estimated Retail Rent Per Square Foot _____

Estimated Office Rent Per Square Foot _____

Estimated Sales Taxes Estimated _____

Commercial RE Taxes Estimated _____

Residential RE Taxes _____

COST ESTIMATE

Site Control (Acquisition and relocation) _____

Site Preparation (incl. grading, utilities, infrastructure, and demolition) _____

Site Work (incl. landscaping and stormwater detention) _____

Financing _____

Contingency _____

Building/Facilities Construction By Category

Residential _____

Commercial _____

Structured Parking _____

Other (please specify: _____) _____

Professional Services (Architecture, engineering, planning, legal, accounting, marketing, title, appraisal, etc.) _____

Total _____

FUNDING

Private Equity

Bank Loan

Public Assistance

Other (Please Specify: _____)

Total
