

Request for Qualifications/Proposals

Wright-Dunbar Village Buildout Opportunities



The City of Dayton seeks statements of qualifications from experienced builders and developers for the purpose of building out the Wright Dunbar Village (WDV) Neighborhood. The City has 30 lots available for residential development, infrastructure in place and residential tax abatement through a recently approved Community Reinvestment Area (CRA) designation.

See attachment A for a map of the area and the available lots.

Currently, the existing homes in the WDV neighborhood are a mix of newly constructed homes, renovated turn of the century, single story and two story homes, mostly with detached garages.

I. HISTORY

In 1995 the City of Dayton established this urban renewal area in order to revitalize the area and provide attractive, marketable housing in a neighborhood environment. In 2002, the Wright-Dunbar Village was designated a local historic district.

WDV was the site of two Home Builder Association sponsored events, Rehabarama in 1995 and Citirama in 2003. In conjunction with these two events and a substantial investment by the City of Dayton resulted in the construction of dozens of new homes and the renovation of nearly all of the pre-existing homes.

Within the last decade, there has been \$248 million of investment in housing, infrastructure, education and healthcare in the surrounding area. In the last three years, \$33 million was invested in Inner West Dayton and \$1.5 million in the Five Points neighborhood.

II. NEIGHBORHOOD (PROJECT AREA)

The Wright-Dunbar neighborhood is located just west of downtown, across the Great Miami River. This area is south of West Third Street, west of Edwin C Moses Boulevard, north of West Fifth Street and east of South Broadway Street. It is near the scenic view of the Great Miami River/Downtown Dayton skyline.

WDV is adjacent to the Wright-Dunbar Business District, a five-block commercial corridor on West Third Street in Dayton, Ohio that begins at Edwin C. Moses Boulevard to the east and ends at Paul Laurence Dunbar Street to the west. The area includes the Wright-Dunbar Historic District, a two-block section of the corridor that served as the centerpiece of the neighborhood where Wilbur and Orville Wright invented the airplane, and African-American poet; Paul Laurence Dunbar began his career. The Dayton Aviation Heritage National Historical Park site is located in the heart of the Wright-Dunbar Business District. It serves to educate residents and visitors from all over the globe on the lives of, Wilbur and Orville Wright and Paul Laurence Dunbar. The district is also home to many small businesses and artists.

Over the last four years the City has seen a surge in the housing demand. 332 housing units have been added in the core of downtown and the population has increased by approximately 18%. Growth has been most prominent in owner-occupied housing, with 99 new units, representing almost double the number of downtown units built before 2010. In the Wright-Dunbar business district, ten residential units were added last year and the demand remains strong.

The WDV has a variety of educational options which include, Dayton Public Schools, Ponitz Career Technology Center, and Mound Academy technical charter school. Central State West, Sinclair Community College and the University of Dayton are also great educational assets to the area.

Wright-Patterson Credit Union and Chase Bank have local offices in the business district. There are diverse land use opportunities to support small business development.

DEVELOPER REQUIREMENTS

The City will sell the lots to the preferred developer for \$1.00. The Builder/ Developer will be responsible for a complete construction package which addresses the following:

- Approved Design/Developments plans that meet the COD requirements for historic neighborhoods.
- Obtaining financing for proposed development.
- Construction process and management.
- Landscaping
- Making all necessary utility connections.
- Obtaining all required permits and approvals required for the construction of a new single family home.

The City will provide assistance with the following:

Transfer of lot(s) to the builder/developer and execution of a redevelopment agreement, coordination of plan submission, Landmarks Commission approval, permit approval with applicable City departments, and application for fifteen (15) years tax exemption on 100% of the improvement value of the newly constructed home, upon issuance of a Certificate of Occupancy.

IV. SUBMISSION REQUIREMENTS

Qualifications/proposals must contain the following:

1. List the experience of the builder/developer in executing similar projects. The respondent shall provide a listing of all projects currently underway or completed within the last five (5) years.
2. Summarize a history of the business' activities, including comparable projects. List all past names of the business, if different than the name currently used.
3. Propose a draft timeline for the development plans.
4. Elevations, plans, or renderings of a representative type of home that might be constructed demonstrating their compliance with the City's design standards. See attachment B
5. Personal resume(s) for principals of the Builder's /Developer's organization such as owners and construction supervisors, etc.
6. Provide a minimum of two (2) letters of reference from each of the following entities: financial, legal, and public sector sources. Include telephone numbers for each reference.

V. EVALUATION CRITERIA

A Selection Committee will evaluate and rank the proposals submitted. The Selection Committee may interview some, but not all, of the builders/developers submitting proposals. The interviews will serve as the opportunity for the respondents to provide additional detail regarding their qualifications.

Based upon proposals, interviews and grading criteria the selection committee will make a recommendation to the Director of the Department of Planning and Community Development to approve the selection of builders/developers. Staff will then enter into negotiations with the individual builders/developers and develop individual agreements.

The City of Dayton reserves the right to reject any and all proposals. All proposals become the property of the City of Dayton.

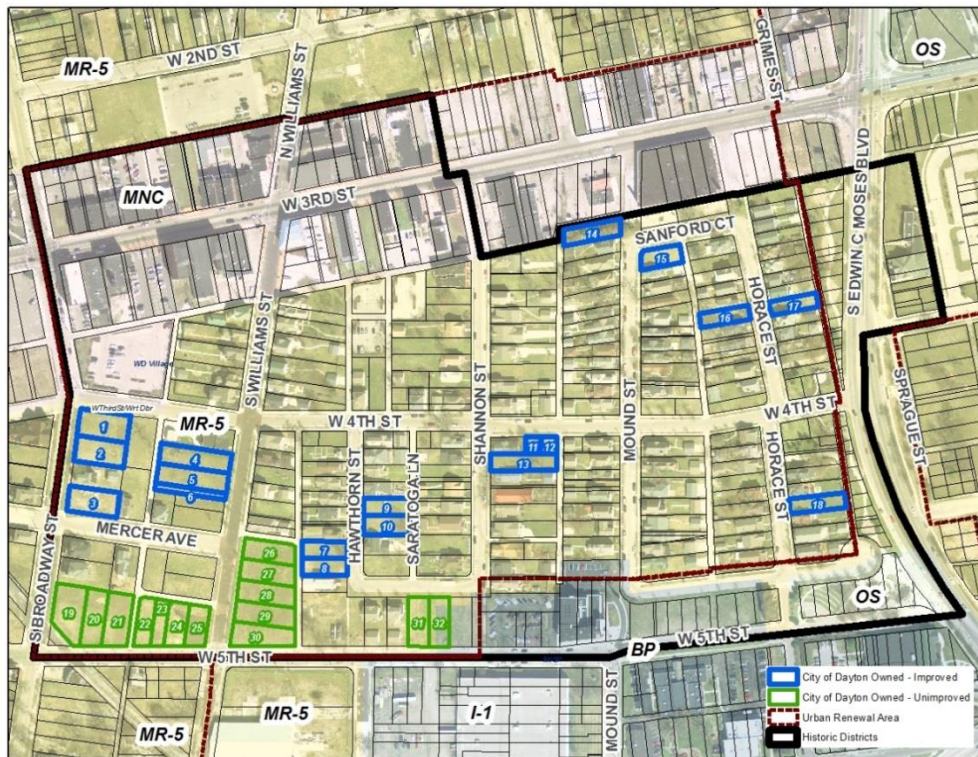
One original plus 4 copies of Qualifications/Proposals from interested respondents shall be submitted to the Department of Planning and Community Development by 4:00 p.m. on Friday, July 7, 2017. The Submissions must be delivered and time stamped by Planning and Community Development on or before 4:00 pm. on **Friday, July 7, 2017**. Any Proposal received after 4:00 p.m., including those mailed prior to, but received after 4:00 p.m. will not be accepted. The City will not be responsible for any proposals that are mailed. The City may, for good and sufficient reason, extend the proposal opening date, in which case all potential respondents will receive an addendum setting for the new opening date and time.

Proposals should be addressed to:

Ken Marcellus
City of Dayton
Department of Planning and Community Development
101 W. Third Street
Dayton, Ohio 45402

Please contact Ken Marcellus at ken.marcellus@daytonohio.gov or by telephone at (937) 333-7381 with questions concerning this Request for Qualification/Proposal.

Exhibit A



Map Ref	Property ID
1 R72 08706 0081	16 R72 08502 0032
2 R72 08706 0080	17 R72 08502 0056
3 R72 08706 0078	18 R72 08503 0042
4 R72 08706 0072	19 R72 08706 0085
5 R72 08706 0073	20 R72 08706 0086
6 R72 08706 0074	21 R72 08706 0087
7 R72 08603 0094	22 R72 08706 0090
8 R72 08603 0095	23 R72 08706 0091
9 R72 08603 0042	24 R72 08706 0092
10 R72 08603 0043	25 R72 08706 0093
11 R72 08602 0029	26 R72 08603 0093
12 R72 08602 0032	27 R72 08603 0092
13 R72 08602 0028	28 R72 08603 0091
14 R72 08604 0047	29 R72 08603 0090
15 R72 08502 0095	30 R72 08603 0089

Improved lots: Improved lots in this geography have water and sewer laterals installed they also have DP&L, Time Warner/Spectrum and AT&T underground (pedestals) in rear of property.

Unimproved lots: There are a few unimproved lots in this geography. They will have some utility access but will require some additional work to provide individual laterals or drops.