



Request for Proposals

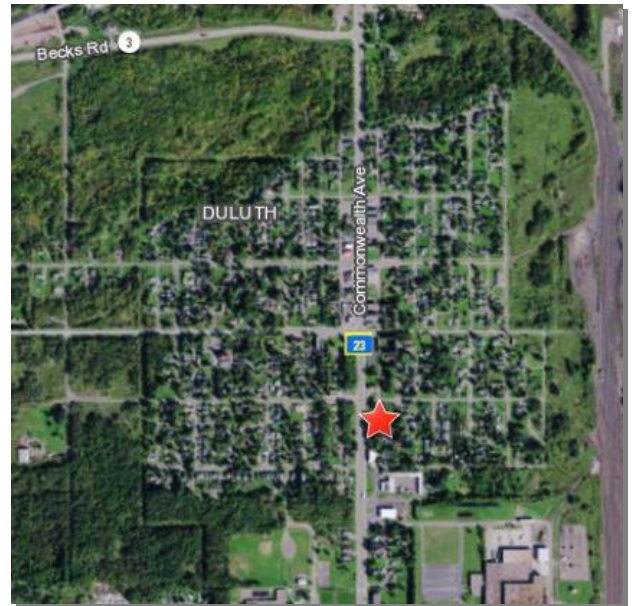
**McGonagle Development Site – 0.75 acres, w/ utilities
Gary/New Duluth Neighborhood**

Release date: January 12, 2018

Proposals due: 12:00 PM, February 6, 2018

Overview

The City of Duluth Community Planning Division is requesting proposals for the development of a 0.75 acre site, zoned MU-N – Mixed Use Neighborhood, located on the 1100 block of State Highway 23 (Commonwealth Ave.) at McGonagle Street in Duluth. The City seeks a qualified developer to purchase and improve the property. The City will consider all proposals that contemplate a future use of the property compatible with the neighborhood and Comprehensive Plan, including but not limited to residential, retail, or service-oriented uses. To be considered, proposers must submit a purchase offer and concept development proposal in response to this Request for Proposal (RFP), following the directions below.



Location/Neighborhood

The property is located in the heart of the Gary New Duluth neighborhood, one of Duluth's Saint Louis River communities. Primary access to the neighborhood is via Highway 23 or McGonagle Avenue. The property is located in an area characterized by single family residential development and near the neighborhood core with nearby commercial and retail businesses. The Average Daily Traffic (ADT) on Highway 23 near the project areas is 7,700. Please refer to the location map for more information. Amenities include access to trails, a nearby neighborhood elementary school, retail, and jobs. The Gary/New Duluth neighborhood center is a designated Core Investment Area in the Imagine Duluth 2035 Comprehensive Plan.

Property Description

The property is currently owned by the State of Minnesota through tax forfeiture and managed by St. Louis County. The property has a total area of 0.75 acres. The dimensions of the entire site (13 lots at 25' x 100') are 100' x 325'. Lot frontage is along Highway 23 and McGonagle Avenue. There is an existing improved alley right-of-way at the rear of the lots. All utilities, including city gas service, are available. Currently the lot is wooded and undeveloped with a mixture of mature

and young trees. The property is zoned MU-N – Mixed Use Neighborhood, a designation established to accommodate a mix of neighborhood serving non-residential and a range of residential uses. Learn more about zoning at <http://www.duluthmn.gov/community-planning/land-use-zoning-applications/>. St. Louis County's basic sale price for the 13 lots is \$4,000 per lot, or \$52,000 in total.

Development Potential

The City is particularly interested in proposals that address the need for housing in Duluth and are a fit for the Gary New Duluth neighborhood. Proposals may include a mix of residential and commercial uses, with the potential for single-family, multi-family, townhouse, or a mixed use development.

Any subdivision of the property and/or need for variances may require a formal review process and approvals from the Planning Commission or City Council. More information on the City's development regulations, including minor subdivision or variance requirements and review process can be obtained on the city website (<http://www.duluthmn.gov/community-planning/land-use-zoning-applications/>). Please feel free to contact Community Planning staff with any questions whatsoever about the development process, the MU-N – Mixed-Use Neighborhood zoning district, or priorities for the site. Staff can be reached at 218-730-5580.

Development Timeline

The city desires development of the site in a reasonable timeframe. Scoring preference will be given to proposals that outline timing for acquisition of the land within 120 days and construction completion prior to December, 2019.

Site Access for Potential RFP Respondents

A tour of the development site is available by Community Planning staff in coordination with appropriate St. Louis County Department(s). The tour is scheduled for 1:00 PM on Thursday, January 25th. Respondents interested in participating in the tour must contact the Community Planning office at 218-730-5580 no later than noon on Wednesday, January 24th, in order to be eligible to participate.

Project Goals

The goal is to sell the property to a potential developer with the intent of developing housing or a combination of housing and commercial uses that are in character with the neighborhood. The City is encouraging all builders and developers to respond to this Request for Proposal.

Specific Goals for the project should include the following:

- Consistent with the MU-N zone district and allowed uses
- Increase residential opportunities for residents in Duluth
- Complement and enrich the current neighborhood
- Enhance the tax base

Examples: as presently situated, the site could potentially allow for construction of:

- *7-8 detached single family homes;*
- *12-15 attached single family homes or townhomes;*
- *Small apartment or mixed-use building*
- *5,000 – 7,000 square foot retail / service / restaurant building*

Proposal Format

Proposals should include the following:

1. **Proposal Cover Sheet** – A completed and signed Proposal Cover Sheet (see attached).
2. **Proposal Narrative** – A summary of the proposed development for the site.
3. **Site Plan** – Conceptual architectural renditions of the site.
4. **Financial Capacity** – Provide a narrative explaining proposers' qualifying development background experience demonstrating sufficient competency and financial resources to complete the land transaction and project development.
5. **Project Schedule** – Include a preliminary schedule for the development of the site.
6. **Statement of Qualifications** – Include descriptions of relevant example single-family housing projects completed within the past 5 years that are comparable in scope to the project.

Selection Process and Proposal Evaluation Procedures

This RFP is not subject to a formal bid process. A team of staff members from the City will review proposals and make a recommendation to the City Administration. The selected proposer will enter into a development agreement with the City to set forth terms for the land transaction and timing of the development. The City will coordinate the land transaction with the St. Louis County Land and Minerals Department as part of the development agreement. The City will consider the proposed purchase price, housing development concept, and experience of the builder/developer as main factors in determining the accepted proposal. The City reserves the right to reject all submitted proposals.

Proposal Submittal

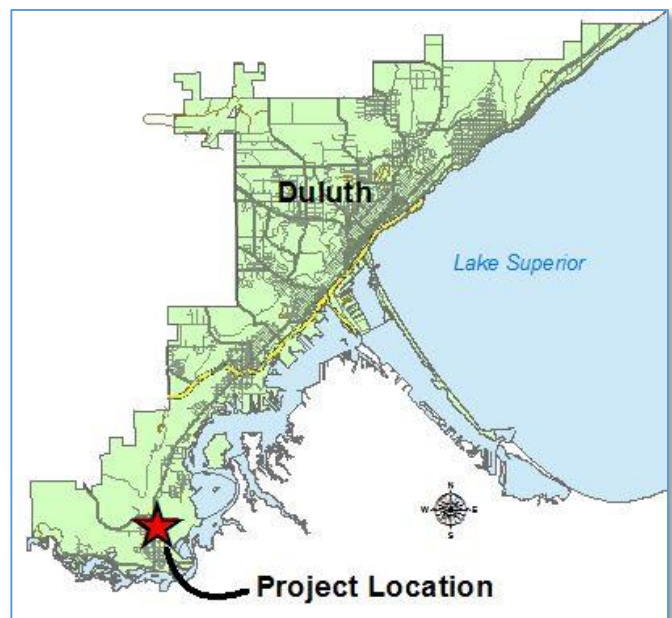
Proposals are due no later than Friday, February 6, 2018 by 12:00 p.m. to City of Duluth, Community Planning Division, 411 W First Street, Room 208, Duluth, MN 55802. Complete responses to this RFP can be submitted electronically or in a sealed envelope. Electronic copies of the proposal and background information should be in PDF format. Please be sure to include all attachments. Complete responses should be addressed to the following person:

City of Duluth
Adam Fulton, Community Planning Manager
411 W First Street – Room 208
Duluth, MN 55802

afulton@duluthmn.gov

Questions may be directed to either City of Duluth Community Planning Manager Adam Fulton (218-730-5580 or afulton@duluthmn.gov) related to development or St. Louis County Deputy Director of Planning & Community Development Darren Jablonsky (218-725-5011 or jablonskyd@stlouiscountymn.gov) for tax forfeited land specific questions.

PROJECT LOCATION AND SITE DETAILS



PROPOSAL COVER SHEET

McGonagle Street Development Proposal

Required Attachments:

- Proposal Cover Sheet
- All items listed in the "Proposal Format" section of this RFP

Proposer Information:	
Company Name	
Mailing Address	
Website	
Principal Contact Person	
Contact Person's Phone Number	
Contact Person's E-Mail Address	

Signature	
Signature of authorized official. Signatory consents and agrees to adhere to the terms outlined in this proposal:	
Printed Name	
Title	

FAILURE TO COMPLETE, SIGN AND RETURN THIS FORM MAY RESULT IN THE REJECTION OF THE PROPOSAL

The Signatory hereby represents upon all of the penalties of law for the purpose of inducing the City of Duluth to review a proposal for development, that all documentation herein and attached are true and that all work herein described, if selected, will proceed in accordance with the Ordinances of the City of Duluth and the laws of the State of Minnesota. Signatory also understands that all documents provided to the City may be considered public data, per Minnesota Government Data Practices Act.