

415 W. Washington – RFP 695
Site Objectives and Selection Criteria

Site Development Objectives

A successful proposal must address all of the following site development objectives:

1. Beneficial use of the site. Any proposal for this site must demonstrate a clear benefit to the community and be consistent with the recommendations of the Downtown Plan, Central Area Plan, the Flood Mitigation Plan and the Old West Side Historic District regulations. Preference will be given to proposals that incorporate a use (or uses) that provides a publicly available service to the community, for instance, building space that may be used for public meetings and civic or cultural events. Additional consideration will be given for the development of dwelling units affordable to downtown workers earning between 60% and 80% of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD).
2. Public greenway linkage. The floodway portion of the site should be reserved in some manner as open space for the Allen Creek Greenway. Within this open space, the purchaser must provide, at minimum, a continuous and barrier-free public pathway between Liberty and Washington Streets and distinctive wayfinding elements. Additional consideration will be given for the construction of public amenities that respond to the recommendations of the Allen Creek Greenway report, such as areas for sitting and gathering, rain gardens, and public art. The proposal should include provisions for long-term maintenance of the public elements by the applicant.
3. Flood risk mitigation. A successful proposal will employ the best management practices identified in the City of Ann Arbor Flood Mitigation Plan. Any redevelopment/reuse of existing structures must incorporate flood resistant construction standards. Any new structures proposed should follow the recommendations for “A New Standard” identified in the plan. The Mitigation Plan also recommends (see Project #25) that parking should not be located in portions of the 100-year floodway that exceed 2 feet in depth, a condition characteristic of this site.
4. Environmental benefits. The development proposal should incorporate to the greatest extent possible environmentally sensitive design and energy efficiency features that follow Leadership in Energy and Environmental Design (LEED) standards. Preference will be given to proposals that reuse or rehabilitate existing structures, consistent with historic district standards. In addition, the project should propose innovative and environmentally friendly runoff water management and seek to improve water quality within the Allen Creek watershed.

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5. Historic preservation. The project design must respect the historic character of the surrounding neighborhood and comply with the Old West Side historic district regulations. The site design must exhibit pedestrian-friendly treatment of all street frontages, consistent with the downtown design guidelines.
6. Financial return. The proposal must provide a positive financial return to the City. In the absence of other considerations, the City has a fiduciary responsibility to obtain fair market value upon the sale of City assets. Long-term lease or other property arrangements will be considered, but must meet this financial return criterion.

Selection Criteria

Responses to this RFP will be evaluated using the following criteria:

1. Past Involvement with Similar Project(s) – Experience and ability of development team in the successful completion of infill, historic preservation or redevelopment/reuse project(s), verified by references.
2. Proposed Work Plan – alignment of proposal with site development objectives outlined in the RFP.
3. Financial Capacity – ability to finance proposal, including demonstrated ability to procure financing and complete the work within the proposed timeline.
4. Cost Proposal – purchase price or lease return.