

**CITY OF BUFORD
BUFORD DOWNTOWN DEVELOPMENT AUTHORITY**

Request for Proposals

I. Summary.

The City of Buford Downtown Development Authority (herein after referred to as the “City”) hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of a certain property located within the City of Buford. Said property contains 0.22 acres and located at 96 West Main Street, Tax Parcel 7294-016.

The City has worked diligently to promote its historic downtown district. The City envisions a three (3) to five (5) story mixed-use project with at least the ground floor consisting of retail/office space and fee simple condominiums on the remaining floors. Parking for the residential units shall enter from Jones Alley. The successful proposer will use their creativity and maximize this opportunity. Elements such as sidewalks that would encourage outdoor dining should be included.

II. Design Guidelines.

Attention to appropriate architectural detailing complementing the historic downtown district is essential., proportional massing, and other similar elements are essential and required. Traditional style architecture, four (4) sides brick, stone accents. Other appropriate but minimal architectural accents may be considered.

1. Property – 96 West Main Street.
 - I. Minimum square footage of townhomes – 1400 square feet for one bedroom; 1500 square feet for two bedrooms, 1600 square feet for three bedrooms, which shall exclude the basement and garage.
 - II. Sidewalks on South Alexander as approved by the Planning Director.
 - III. Extension or modification of public parking along West Main Street may be considered as part of the development.
 - IV. Side/rear setbacks minimum 5 feet.
 - V. Front setback – in order to accommodate activities such as outdoor dining, a zero lot line front setback may be considered based on minimum 15 – 20-foot sidewalk adjacent to public parking and adjoining the building. Said sidewalk shall include a 5 – 6-foot barrier free zone; Setbacks subject to an approved site plan as part of the zoning and approval process.
 - VI. In order to accommodate activities such as outdoor dining, sidewalks adjoining the building and not adjacent to public parking shall be 15 – 20-foot sidewalk and include a 5 – 6-foot barrier free zone; Setbacks subject to an approved site plan as part of the zoning and approval process.
 - VII. Parking for the residential units shall enter from Jones Alley and into underground garage parking.

The City has adopted *Design Guidelines* for the overall areas of the City and expects to migrate those design criteria to this development in order to guide massing and design. Familiarity with and a willingness to follow these standards is necessary and will provide helpful guidance with final building and site design.

III. The Property.

The subject property consists of approximately 0.22 acres +/-.

Acreage

Representations of acreage are believed to be accurate, however, the DDA or the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

IV. Zoning.

The 0.22 acres property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates rezoning the property to a site plan specific planned development under the City's Zoning Ordinance.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

V. Restricted Uses.

All parcels will be expected to contain certain deed covenants restricting any uses that relate to adult entertainment, adult video and bookstores, pool halls, tattoo parlors, vehicular sales or services uses and other relevant restrictions to be negotiated and subject to the selected design.

VI. Infrastructure, Environmental, Other.

All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

VII. Demographics.

The City of Buford is located approximately 35 miles from Atlanta and has excellent access to I-85, I-985, Buford Highway and Peachtree Industrial Boulevard. The City operates an independent school system ranked No.1 in the State of Georgia by *Niche.com*.

Greater Buford Area

The City limits of Buford currently encompass approximately 17 square miles and contain approximately 16,000 residents. However, the City is part of a much larger rapidly growing area. The 30518 and 30519 zip codes represent the “Greater Buford Area.” The Greater Buford Area includes portions of unincorporated Gwinnett and Hall Counties.

VIII. Pricing and Compensation.

In addition to appropriate financial remuneration, the City has specific performance standards, goals and expectations provided herein that should be part of any successful proposal.

The successful proposer will provide a combination acceptable compensation and attention to City goals to be detailed in the proposal.

IX. Downtown Development Authority.

At the time of the sale, the City’s Downtown Development Authority will be the owner of the property.

X. Proposal Submittal Requirements.

Proposals shall be submitted in the following order and format. Multiple proposals/alternatives by a single developer may be provided. However, for clarity each alternative shall be submitted as a separate proposal.

1. Credentials:

- a. Identity of developer, including the development team’s organizational structure and names and address of principals. List the composition of development team.
- b. The development team’s professional qualifications and experience in development, financing and leasing/management of comparable projects or if leasing/management will be outsourced, the credentials of the proposed manager.
- c. Evidence of the development team’s financial capacity to undertake the proposed project including bank references.
- d. Provide information of comparable experience with residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar developments. Provide project information (such as size, location, development type, etc.) pictures, sketches, and other relevant details for said projects. Provide contact names and addresses for each representative project.

2. Project Proposals:

- a. Project Description: Provide a written project description of the proposed project that includes, at a minimum: 1) square footages of buildings 2) number of buildings; 3) building heights and number of stories; 4) architectural theme or character (including exterior building materials); 5) method of construction; 6) any phasing; 7) anticipated build-out value; HOA structure, fees, services, parking plan, residential parking garage (minimum: two spaces per residential unit), parking management plan, sanitation service, etc. 8) other items that may be of interest.
- b. Development Plan: Provide a detailed conceptual development plan that includes, at a minimum, 1) approximate configuration of proposed structure(s) on respective lot; and 2) site access, parking, pedestrian flow or other features appropriate for the project.
- c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s) including identification of any architectural elements (e.g. stone, brick, amenities, etc.). Said rendering should depict the look and character of the proposed buildings.
- d. Market Feasibility (optional): Provide copies of any relevant private studies or reports used to generate said proposal.
- e. Other: Provide any other relevant information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

One (1) original and 5 (five) copies of the proposal in an 8.5" X 11" bound document must be provided. Larger illustrative drawings may be submitted separately. However, these drawings must also be reduced and included within the 6 bound documents. All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4 p.m. on March 31, 2021.

XI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

- 1. Use.** Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means:

- a. Contributes to the economic viability of the City of Buford;
- b. Increases employment and/or residential opportunities;
- c. Contributes to smart-growth principles;
- d. Provides quality design that blends with the overall efforts in the nearby and surrounding area;
- e. Will provide adequate future control and management to insure a long-term sustainable project.

2. Design. The successful Proposer(s) will have demonstrated a willingness and understanding of the heightened design goals of the City.

2. Compensation. The financial proposal provides compensation to the City, while maximizing the value of the resulting development and its positive economic and fiscal impacts on Downtown Buford and the City as a whole.

For additional information and an emailed copy of this Request For Proposals, contact Kim Wolfe, Planning and Zoning Director, kwolfe@cityofbuford.com or Bryan Kerlin, City Manager, bkerlin@cityofbuford.com.

XII. Contractual Issues.

Upon the selection of one or more bidders, the City will enter into a purchase/sale agreement that among other items will allow the purchaser up to 90 days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.