

STAFF REPORT REGULAR MEETING

AGENDA DATE: March 7, 2023

DEPARTMENT: Community Sustainability &
Finance Department

TITLE:

Discussion on Solicitation for L & M Streets Property Development

SUMMARY:

Discussion on solicitation to be applicable for L and M Property Development

BACKGROUND AND JUSTIFICATION:

In December of 2021, the City Commission approved a contract with TCRPC to undertake a comprehensive study of the downtown, specifically the properties purchased by both the City and Community Redevelopment Agency (CRA), to garner public input and dialogue as to the appropriate redevelopment future for the area, which is all within the City's Old Town Historic District.

Actions taken by staff from the TCRPC were a formal multi-day Charrette and public outreach exercise hosted at The Hatch in April of 2022, conversations with downtown stakeholders, interviews with the Mayor and Commissioners, presentations to advisory boards and other outreach exercises. Over the course of the following months, an initial draft master plan was developed that included various development scenario options including financial feasibility analyses, each based on the input and suggestions coming from the public outreach. Initial concepts were discussed with City and CRA Staff, who provided direction to further analyze the scenarios that had the greatest potential of being financially successful.

On January 24, 2023, a final draft Downtown Master Plan (Plan) was presented to the City Commission and the general public. The Plan includes the development program and financial proforma of the various schemes conceptualized including specific recommendations to address site and building design, land development regulations, major thoroughfare design guidelines, historic preservation guidelines, affordable/workforce housing program requirements and site and building qualitative and performance requirements as well as comprehensive plan issues.

At the same meeting, the City Commission accepted the proposal from the Downtown Master Plan and requested that the City staff recommend the best solution for solicitation of L and M Property Development.

Taking into consideration the complexity of the project and concern in meeting the City's code and financial requirements, the City and CRA Staff discussed the possible options and recommend that a two-phase Request for Proposal (RFP) is most advantageous for this project. The RFP shall contain the set of mandatory minimum qualification requirements to ensure that the City's code and financial requirements are met prior to proceeding in further evaluation of project proposals and designs from a select group of respondents.

Phase I: Qualifications

Phase I of the RFP will focus on the qualifications of the proposers as experienced, professional architecture and development teams with a focus on not only preserving historic structures but also having undertaken a substantial redevelopment in a downtown setting that has a unique and distinctive flavor. To be considered a qualified proposer, the firm or firms will be required to show the financial capacity to complete a project of this size and with the intended vision as indicated in the Downtown

Parcels Master Plan created by the Treasure Coast Regional Planning Council and the public as well as the City's Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines.

Minimum qualifications of this RFP for the Phase I will be:

1. Proposers shall be experienced, stable and financed development firms, who have completed similar projects.
2. Experience in historic preservation projects by saving and revitalizing historic structures that give the neighborhood a distinctive character.
3. Qualified designer, planner and/or architect on staff or as a consultant, who has experience with redeveloping areas containing contributing historic structures.
4. The proposal will outline the Proposer's goals for this project. The outline of the goals should give an overview of the development envisioned. The proposer must describe the general, architectural style and character as well as any highlights of the design that deserve extra attention.
5. Qualified primary management team involved with the project and any consultants on the design or development team.
6. Experience with projects in South Florida that include workforce housing options, affordable housing options and/or attainable housing options.
7. The proposal shall include a purchase price the developer must be willing to pay for the 11 CRA-owned lots. A minimum offer of \$2M is required. Any offers above the minimum required will earn the proposer extra points.

Top three proposals that are chosen by the Selection Team for further consideration will be invited to submit complete proposals that incorporate all the necessary portions and qualifications listed in PHASE II of this solicitation (unless determined otherwise by City and CRA Staff).

Phase II – Full Proposal

1. This phase of the proposal will include site plans showing a general layout of the development, specifically identifying the location and physical situation of:
 - The land required for the project, including property boundaries and a definitive plan as to whether the Proposer envisions purchasing and developing all the land available.
 - Existing buildings and new buildings that may be erected, including the approximate square footage for each, as well as, architectural elevations for each.
 - Parking areas and parking area access ways.
 - Any additional features such as outdoor facilities, areas of significant landscaping, outbuildings, areas for future development, public parking opportunities, etc.
2. The project should produce enough parking to meet the demands of the development. The location of the parking, using the sites available, its structure and design may be interpreted by the developer.
3. The project must provide aesthetically-pleasing, well-designed units incorporating innovative features and amenities such as green, sustainable building techniques, while meeting the City's mixed-use zoning regulations, thoroughfare design guidelines and historic preservation design guidelines. Must work with CRA/ City Staff to identify and incorporate the design objectives for the area, as expressed in the City's Comprehensive Plan, and Treasure Coast Regional Planning Council's (TCRPC) Lake Worth Beach Downtown Master Plan as well as City's Strategic Plan.

4. The project may include provisions to take advantage of the City's planned development incentives as well as sustainable bonus incentive and transfer development rights incentives program. In addition, modifications to the future land use, zoning and other regulatory requirements may be suggested in light of the recommendations from the TCRPC Lake Worth Beach Downtown Master Plan.
5. Indicate an ability to begin the project within 180 days (TBD, might allow for more time) of the contract award with financing and management teams secured and to have the project completed within three (3) years.
6. Only development proposals that will generate ad-valorem taxes will be accepted.
7. The redevelopment should support, enhance and elevate the City's image and brand on a regional and national basis.
8. The proposal should include, when allowable, one, two and some three-bedroom residential units.
9. Projects should incorporate public art or amenities.
10. A proposer may submit a proposal for only one of the parcels or a combination of the properties, if desired. A proposer that includes all the project area is preferred.

A Selections Committee, led by CRA staff will complete the final evaluations and recommendations for Phase I and Phase II.

A sample dual phase Request for Proposal (RFP) draft document is provided as an example and reference only. It should be viewed in terms of providing structure and format for the future final RFP. The final RFP will incorporate input from the City Commission, the CRA Board, CRA Staff and City Staff as well as any additional policy directions regarding regulatory requirements for the proposed development.

MOTION:

Move to approve/disapprove issuance of a Request for Proposal (RFP) for the L and M Property Development as a two-phase solicitation, with Phase I being qualification process and Phase II final selection.

ATTACHMENT(S):

Downtown Master Plan
L and M Properties Documentation
Sample CRA RFP