

Request for Qualifications & Conceptual Development Proposals

254 Main Street & Optional Adjacent Parcel Redevelopment

Issued by: Loganville Downtown Development Authority

1. Downtown Vision

The DDA seeks to catalyze downtown revitalization through a high-quality, pedestrian-oriented mixed-use development. The project should enhance Main Street and extend commercial activation along Pecan Street while supporting long-term economic growth.

2. Development Intent

- Minimum two stories along Main and Pecan Streets (three permitted).
- Continuous ground-floor commercial frontage.
- Restaurant-ready corner space with integrated courtyard opportunity.
- Rooftop terrace opportunity above restaurant portion.
- Parking integrated mid-block and screened from primary streets.
- Secondary building opportunity at the far parcel corner.

3. Architectural Character

Architecture should reflect a timeless Main Street aesthetic, utilizing quality masonry materials, articulated storefront bays, vertically proportioned windows, and defined rooflines.

4. Illustrative Concepts

Renderings and diagrams included in this document are illustrative only and provided to convey general development intent. Final design shall be proposed by the selected developer and approved by the DDA.

5. Submission Requirements

- Statement of qualifications and experience.
- Evidence of financial capacity.
- Concept narrative and preliminary site/massing concepts.
- Proposed development schedule.
- Purchase proposal for parcel(s).

6. Evaluation Criteria

- Alignment with Vision and Urban Form Objectives (25%).
- Design Quality and Activation Strategy (20%).
- Developer Experience (15%).
- Financial Capacity (15%).
- Economic Impact to Downtown (15%).
- Purchase Offer (10%).

7. Terms and Conditions

The DDA reserves the right to reject any or all proposals, waive informalities, and negotiate terms in the best interest of the community. All submission costs are borne by the respondent.