

**IDAHO FALLS REDEVELOPMENT AGENCY
REQUEST FOR PROPOSAL (RFP)
336 Park Avenue**

The Idaho Falls Redevelopment Agency (Agency) is pleased to announce the redevelopment offering for 336 Park Avenue, constructed in 1896, located on Park Avenue, south of Broadway (hereinafter 336 Park Avenue).

The Agency invites developers to submit redevelopment proposals for this property in conformance with this RFP, pertinent zoning regulations, *Idaho Falls Downtown Design Guidelines*, and the *Amended Snake River Urban Renewal Plan, 2006*.

This competitive proposal process is intended to allow interested developers to respond to public assisted development opportunities. The Agency will negotiate with the selected developer leading to the preparation of a Disposition and Development Agreement (DDA).

1. Project Summary:

- Lot Description: South 24 feet, 4 inches, North 55 feet, Lots 7-8, Block 26, Railroad Addition, Idaho Falls, Bonneville County, Idaho
- Special Conditions: Structural engineering reports on the property were completed in February and April, 2011 and June, 2017. These documents are available on the Agency's website at the following link: <https://www.idahofallsidaho.gov/420/Documents>
- Lot Size Option: Proposers should submit proposals for development of the entire property.
- Current Use: The building is currently vacant and the interior is unimproved.
- Current Zoning: Idaho Falls Form Based Code, Downtown District, Historic Core Subdistrict, Storefront Building Type
- Ownership: Randy Crofts. Idaho Falls Redevelopment Agency has option to purchase the building until March 7, 2019.
- Intended Use: Uses in conformance with the Historic Core Subdistrict/Storefront Building Type, *Amended Snake River Urban Renewal Plan (2006)*, and applicable local and state regulations.
- Development Timeline: Construction of improvements must be substantially completed by September 30, 2019.
- Price: To be negotiated, but in no case less than the fair value for uses as determined by a fair use appraisal.

2. Background: In 2006 the City of Idaho Falls adopted the *Amended Snake River Urban Renewal Plan*. The Plan was designed to address economic underdevelopment and physical deterioration and to promote the redevelopment of properties. The plan is to promote the redevelopment of the downtown, especially the properties along Memorial Drive, Broadway, Constitution Way, and Yellowstone Highway. The improvements envisioned in the plan are intended to provide an improved environment for new commercial and mixed

use-developments, eliminate unsafe and hazardous conditions, improve parking opportunities, assure safe and efficient movement of vehicular traffic, and eliminate deterioration identified in the eligibility study.

In the immediate downtown area, the Agency reconstructed Memorial Drive in 2012, landscaped the medians and public parking lot on Yellowstone Highway, constructed public parking at D Street and Park Avenue, and assisted with the improvement of the parking lot on the southeast corner of Yellowstone Highway and Broadway. The Agency has also assisted with new construction of The Broadway on the corner of Memorial and Broadway and with the renovation of the Bonneville Hotel starting in October, 2018. The plan envisions the improvement of Constitution Way and rehabilitation of private properties. West of the Snake River, the Agency completed many public improvements, including the reconstruction of Lindsay Boulevard, Utah Avenue, Wardell Avenue, and portions of Pioneer Road and the relocation of electrical transmission lines.

The Agency entered into an option agreement with Randy Crofts on September 7, 2018. The Agency has 6 months to exercise the option provided the Agency gives the owners at least sixty days written notice prior to exercise of the option. After written notice is given to the owner, title insurance is to be submitted to the Agency.

3. **Project Objective:** The Agency is seeking business-owners and developers who are prepared to pay no less than the fair reuse amount for the Lot and who are willing to develop the property for purposes and uses in conformance with the existing Form Based Code, the *Idaho Falls Downtown Design Guidelines*, and the *Amended Snake River Urban Renewal Plan*. A fair reuse appraisal is discussed in Idaho Code Section 50-2011 and is an appraisal which estimates the resale value of a parcel considering the restrictions and controls set forth in the urban renewal plan, time of performance, environmental conditions, public process, and other conditions not normally placed on a property.
4. The Agency envisions the rehabilitation of the exterior of 336 Park Avenue in compliance with the *Idaho Falls Downtown Design Guidelines* and *Idaho Falls Form Based Code August 2018 Edition*. Community Development Block Grant funds may be available for the restoration of the façade. The project should be an aesthetically pleasing and efficient project that will complement and enhance downtown. 336 Park Avenue is located in the core of historic downtown and within a few blocks of several major employers in the downtown area.

Proposed developments are encouraged to take advantage of this site and its location on one of downtown's most active streets and incorporate eating and drinking establishments, office support uses, or other uses supportive to residential housing on upper floors. The Agency hopes the proposed development will significantly increase residential uses downtown in order to increase economic activity in the urban core of Idaho Falls. The design and uses should activate this key location.

- 5. History of Property:** 336 Park was constructed in 1896. The architect is unknown. Based on Sanborn Map records the property housed a printing service and a drug store from the time it opened until 1905. From 1905 until 1921 the property operated as a saloon and billiards parlor on the main floor with lodging on the upper floor. There is a gap in the City's records from 1921 until 1946. From 1946 until 1954 according to the Polk Directories the property uses include Kellar Cigar Store, the Alaska Bar, and the Spud Bar and Billiards.

Starting in 1956 the property moved from being a bar to primarily retail and service uses. From 1956 to 1957 the Polk Directories list Young Town Clothing as the tenant. Green's Apparel and Women's Clothing is listed from 1959-1968. In 1970 the building was home to Pfaff Sewing Center, the tenant that would occupy the building for the next 45 years until about 2015. Since 2015 the building has been vacant.

The building is masonry construction with four, arched windows on the upper level with and a storefront window on the main level. There is a separate entrance to the upper floors, just the north of the main building entrance.

- 6. Development Requirements:** The development will conform to the requirements of all development and zoning regulations found in the Idaho Falls Form Based Code, in particular the requirements for Storefront Building Types located in the Historic Core Subdistrict of the Downtown District. The text of for this building type is located on pages 46-47 of the Form Based Code which can be found at the following link: <https://www.idahofallsidaho.gov/DocumentCenter/View/7007/-----Form-Based-Code--April-2018-Edition-PDF>

The proposal should also be consistent with *Idaho Falls Downtown Design Guidelines*, especially pages 10-19, and 32-33, which are found on the Idaho Falls website, <https://www.idahofallsidaho.gov/DocumentCenter/View/1137/Idaho-Falls-Downtown-Design-Guidelines-PDF>

Additional Resources: Resources which may be useful in developing a proposal are *Idaho Falls Downtown Housing Study*, *2006 Downtown Design Assessment*, *2007 Downtown Parking Study*, *2012 Downtown Parking Study*, the *Amended Snake River District Urban Renewal Plan*, and the *Idaho Falls Comprehensive Plan*. These documents are available on the Idaho Falls Redevelopment Agency webpage at <https://www.idahofallsidaho.gov/420/Documents>

7. Submittal Requirements

The proposer shall:

- Submit a cover letter which outlines the relevant details of the development proposed for the property, including, but not limited to: type of business to be conducted; business plan; basic design and description of the proposed improvements;
- Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects;

- Provide evidence that the project will be ready to secure building permits within thirty (30) days of the closing date (to be determined);
- Provide preliminary concept development plans including concept site plan, floor plans and building elevations;
- Identify any proposed phasing or development sequencing proposed and the timing and schedule of all such phasing;
- Provide preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability;
- Be willing to execute a Disposition and Development Agreement (DDA); and
- Execute release documents as attached at time of submission of proposal.

Four (4) copies of the proposal, including the executed release documents, should be submitted to the Idaho Falls Redevelopment Agency in care of Brad Cramer, Director, Community Development Services, 680 Park Avenue, Idaho Falls, Idaho 83402. If submitted by mail, the mailing address is P O Box 50220, Idaho Falls, Idaho 83405. All proposals shall be clearly marked with “336 Park Avenue Proposal.” Project proposals may be received at any time during regular business hours (8:00 a.m. through 5:00 p.m. Monday through Friday, except holidays). The proposals shall be received in the office or postmarked by 5:00 p.m. on the date specified in paragraph 8 below. No facsimile or e-mail delivery will be accepted.

The Agency reserves the right to reject any and all proposals submitted, or to waive any minor formalities of this request if, in the judgment of the Chair, the interest of the Agency would be served.

8. Agency Selection Criteria: The Agency will select the preferred development proposal based on the Project Objective and the following criteria:

- How the proposed development meets the Agency’s goals and objectives as outlined below:
 - Commercial or community uses on the ground floor including, but not limited to retail, restaurant, service, and office uses.
 - Development of the upper floor into commercial, professional, or residential uses.
 - Addressing concerns raised in the structural engineer’s report and making the building safe and secure according to current building codes.
 - The commitment to follow the *Idaho Falls Downtown Design Guidelines* for rehabilitation of structures.
 - The restoration of the exterior of the building.
 - Contribution to development of downtown and local employment and economy.
 - Probability of the proposed development’s success – based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline.
 - Ability to secure permits for construction within thirty (30) days of the closing date (to be determined).

- Developer’s expectations of the Agency for the project’s success.

9. Target Dates and Timelines:

- | | |
|-----------------------------------|-----------|
| • Notice published and RFP issued | 9-26-2018 |
| • Proposals due to the Agency | 11-8-2018 |
| • Review of proposals by Agency | 11-15-18 |
| • Execution of DDA Agreement by | 1-17-2019 |

10. Other Information: All questions regarding this RFP should be directed to the Executive Director. Only written responses from the Agency will be deemed official responses.

11. Agency Discretion and Authority: The Agency may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Snake River Urban Renewal Plan, or it may proceed with further selection processes, or it may reject any and all submissions. The Agency will determine from the information submitted in the responses, the most qualified developer as evaluated under the criteria set forth herein. Final selection will be made by the Agency Board.

The issuance of the RFP and the receipt and evaluation of submissions does not obligate the Agency to select a developer and/or enter into the DDA. Submissions do not constitute business terms under any eventual DDA. The Agency will not pay costs incurred in responding to this RFP. The Agency may cancel this process at any time prior to the execution of a DDA without liability.

12. Public Nature of all Submissions

This RFP is a public process. Therefore information collected under the RFP is of public record. The information that is received by the Agency may be subject to disclosure under the Idaho Public Records Law. With the potential exception of some credit data, it is anticipated submissions to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Law. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

Accordingly, RFP Respondents should take the following steps with respect to any information believed to be exempt from disclosure or confidential: On any items submitted with the RFP that the Respondent believes are exempt from disclosure under the Idaho Public Records Law, clearly mark the upper right corner of each page of any such document or material with the word “Exempt”. This does not mean the document qualifies under the legal definition of eligibility but the Agency will evaluate the request to make the document/page exempt if the content meets the legal requirement otherwise the document will considered public.

The Agency's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Law may depend upon official or judicial determinations made pursuant to the Idaho Public Records Law.



336 Park Avenue circa 1995



336 Park Avenue, 2018.