

# **EAU CLAIRE, WISCONSIN REQUEST FOR PROPOSALS**

## **“Residential Development Opportunity”**

1008 1<sup>st</sup> Avenue

The City of Eau Claire is requesting proposals for a residential development utilizing City-owned land at 1008 1<sup>st</sup> Avenue.



**All proposals must be submitted before 4:00pm on Friday,  
June 29, 2018**

## I. Summary of Request for Proposals

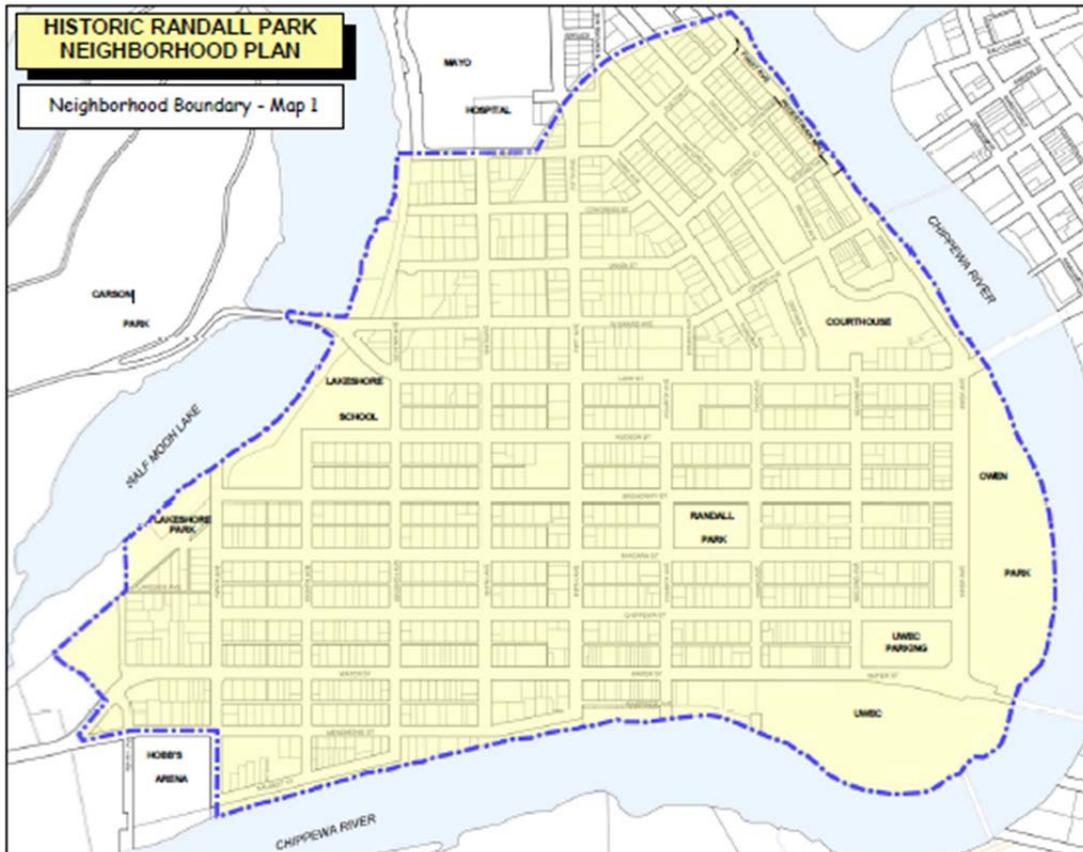
The City of Eau Claire is pleased to request proposals for a residential development opportunity in the Randall Park Neighborhood. The City will sell its vacant land at 1008 1<sup>st</sup> Avenue to the successful respondent. As such, proposals should include use of the vacant land in combination with an adjacent property. Questions regarding information contained in this RFP can be directed to City staff identified in the *Contact Information* section.

## II. General Proposal Requirements

Proposals should completely address the criteria and requirements outlined in this document. In addition, respondents should currently own an adjacent parcel of land or indicate an ability to acquire an adjacent parcel of land within six months of the due date for this RFP (January 2019). Any future sale of the land at 1008 1<sup>st</sup> Avenue caused by a successful proposal will be contingent upon ownership of an adjacent parcel of land.

## III. Neighborhood Profile

The Historic Randall Park Neighborhood is one of the oldest inner-city residential areas in Eau Claire. The neighborhood is bordered to the west by Half Moon Lake and to the east and south by the Chippewa River. Numerous recreation opportunities exist in the neighborhood and the Water Street corridor contains lively restaurants, bars, and shopping.



Boundary of the Historic Randall Park Neighborhood

#### **IV. City-owned Parcel**

Appendix A provides photographs of the City-owned parcel at 1008 1<sup>st</sup> Avenue. The parcel measures approximately 2,600 square feet, or 0.06 acres. The City intends to enter into a purchase agreement to sell the parcel to the successful respondent.

Setback requirements away from adjacent structures prohibit construction on the parcel at 1008 1<sup>st</sup> Avenue. As a result, the parcel must be combined with an adjacent parcel to facilitate construction. The successful respondent will have the opportunity to combine this parcel with an adjacent parcel to increase the amount of buildable space for residential development.



Aerial view of the development opportunity (circled)

#### **V. Appraisal of Parcel**

An appraisal of the City-owned parcel is required prior to sale of the land. Respondents should indicate whether or not they are willing to pay for an appraisal. The sale price for the land would be no less than the appraised value provided by an appraiser certified in the State of Wisconsin.

#### **VI. Neighborhood Plan**

The City of Eau Claire Plan Commission adopted updates to the [Historic Randall Park Neighborhood Plan](#) in 2014. The Neighborhood Plan is a component of the City's Comprehensive Plan and guides development decisions in the area. In addition to specific development requirements in this document, respondents should ensure proposals are consistent with the City's Comprehensive Plan and the Historic Randall Park Neighborhood Plan.

#### **VII. Zoning and Land Use**

The area encompassing the residential development opportunity is zoned RM – Mixed Residential District. Page 513 of the [City Code of Ordinances](#) outlines residential zoning districts. Mixed residential districts provide for the development and maintenance of a compatible mixture of small single-family homes, two-family homes, townhomes, garden apartments, and small apartment buildings. Mixed residential districts also encourage moderately dense development which is compatible with existing and future single-family development in either older neighborhoods or developing areas.

## VIII. Design and Materials

The Neighborhood Plan sets forth a number of strategies or recommendations for implementation by the City and stakeholders. A number of guiding principles provide broad direction within which the strategies or recommendations were developed. One such guiding principle is to *provide a neighborhood that is stable, sustainable, and attractive, and that is an affordable place to live having a variety of housing choices that encourage a mix of owner and renter occupied homes*. One recommendation within this guiding principle is to utilize appropriate building design and site plan guidelines for new residential construction.

In order to achieve the guiding principle of a stable, sustainable, and attractive neighborhood, future development should utilize high quality and long lasting construction materials. Proposals should include specific reference to and examples of high quality construction materials. Respondents should also indicate how their development proposal utilizes design features that maintain the character of the neighborhood. In addition, as evidence of promoting a stable, sustainable, and attractive neighborhood, proposals should include the proposed fair market value of the development.

Developers of the Neighborhood Plan addressed a desire for revitalization or redevelopment of the area encompassing the development opportunity. Specifically, the Neighborhood Plan sets forth a strategy of capitalizing on the riverfront access these properties have. Proposals should include specific reference to how the development will achieve this strategy.



Recommendation from the Neighborhood Plan

## IX. Timeliness of Development

Respondents are expected to provide evidence of ownership of either of the two properties adjacent to 1008 1<sup>st</sup> Avenue by January 30<sup>th</sup>, 2019. Construction on the proposed development should begin within three months following sale of the City-owned land at 1008 1<sup>st</sup> Avenue. Proposals should include a timeline of development referencing this section.

## X. Environmental Considerations

Costs for any environmental testing (i.e. phase I or phase II testing) should be included within the scope of the development proposal.

**XI. Other Abatement Considerations**

Costs related to abatements above and beyond environmental remediation, including but not limited to flood risk mitigation, should be included within the scope of the development proposal.

**XII. Developer Experience and Financing Strategy**

Proposals should include a summary of qualifications and development experience as well as the financing strategy to ensure adequate and timely completion of the development.

**XIII. Deadline for Submission**

The City requests complete and detailed responses to this RFP by June 29<sup>th</sup>, 2018 at 4pm. Late responses will not be accepted. Completed RFPs should be hand delivered by the deadline to the Purchasing Division at third floor of City Hall. The document should clearly reference the RFP for 1008 1<sup>st</sup> Avenue.

**XIV. Contact Information**

Questions regarding this proposal may be directed to:

Kristine Basom, Budget Analyst  
City of Eau Claire  
203 S. Farwell Street  
Eau Claire, WI 54702-5148  
Phone: (715) 839-4905  
Fax: (715) 839-4940  
Email: [kristine.basom@eauclairewi.gov](mailto:kristine.basom@eauclairewi.gov)

**XV. Additional Information**

The City of Eau Claire reserves the right to reject any and all proposals for any reason at their sole discretion. The City of Eau Claire also reserves the right to negotiate the terms and conditions of the eventual contract with the developer awarded any purchase and development rights, and to impose additional use restrictions, if necessary. Any eventual contract will be subject to terms associated with approval by the Eau Claire Plan Commission, Eau Claire City Council, and any other board or commission as required.

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Purchasers/development teams should rely exclusively on their own investigations and analyses. Access and tours of the City-owned land at 1008 1<sup>st</sup> Avenue will be available upon request.

The City of Eau Claire will honor confidentiality requests to the extent possible. If you feel certain aspects of your proposal are proprietary in nature please indicate so.

**Thank you for consideration and interest in Eau Claire.**

**APPENDIX A**  
**City-owned Parcel at 1008 1<sup>st</sup> Avenue**



Looking west toward the parcel



Looking east toward the parcel



Looking north from the parcel



Looking south from the parcel