



Request for Proposal

Franklin Street Redevelopment



Advertisement Date: August 26, 2022
Proposal Due Date: December 9, 2022

OPEN INVITATION

FOR SUBMISSION OF DEVELOPMENT PROPOSALS (RFP) 2022-001

DEVELOPMENT SITE IN DOWNTOWN HUTCHINSON

Advertisement Date: August 26, 2022

Proposal Due Date: OPEN

Issued by

Hutchinson Economic Development Authority

Contact: Miles R. Seppelt
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Executive Summary

The City of Hutchinson is soliciting proposals from potential developers for the redevelopment of a .33-acre city-owned parcel in the city's downtown, ½ block west of Main Street, which is State Highway 15.

The site is plainly visible from the intersection of State Highways 7 & 15 (about 1-block north).

The EDA is particularly interested in owner-occupied row-houses or similar residential, or a small-scale retail development if it fits.

Incentive

The developer submitting the winning proposal will have the opportunity to purchase the .33-acre lot known as the "Franklin House property" for **\$1**.

The McLeod County Assessor's office have an estimated market value for the lot of \$57,700.

Property Description

Owner: City of Hutchinson

Address: 135 Franklin Street NW, Hutchinson, Minnesota

Acreage: .33 acre of vacant land
(14,375 square feet)

Dimensions: Approximately 118' east – west (south boundary)
118' north – south (east boundary)

Current Zoning: C-3 “Central Commercial” [Will rezone as needed]

The City will probably look to rezone this property as a PUD – Planned Unit Development.

PLEASE NOTE: Site is in the 100-year FEMA floodplain, so the finished floor elevation of any building would have to be built 1-foot above that level.

Utilities: Electric, natural gas, water, sanitary sewer, etc. are all available on site.

Height: No restriction, except that City Council approval would be required for any structure in excess of six stories or 75 feet.

Roads: State Hwy 15 is ½ block east of the site
State Hwy 7 is about two blocks north of the site

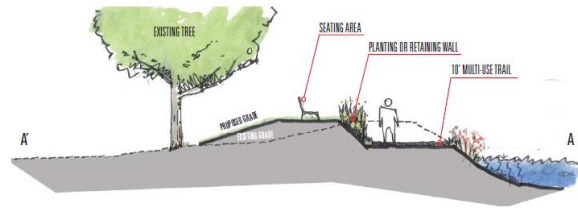
Public Parking: 25 stalls on the south side of the site
100 stalls (approx.) across the street (south)
On-street parking

Trails: The Luce Line State Trail is two blocks north of the site
Several additional paved city trails are within one block of the site

Parks:

Cedar Park	1 block west
Gateway Park	East across the alley
Girl Scout Park	North across 1 st Avenue N.
Fireman's Park	1 ½ blocks east
Veteran's Park	2 ½ blocks east
Eheim Park	2 blocks northeast
North Park	2 blocks southwest
Library Square	2 blocks southeast

Downtown	Coffee Shop	½ block east
Attractions:	Fitness Center	½ block east
	Bank	½ block east
	Movie Theatre	2 ½ blocks southeast
	Sports Bar	1 block southeast
	Beauty Salons	1 - 2 blocks
	Ice Cream Shops	1 - 2 blocks
	Restaurants	1 - 2 blocks
	Public Library	3 blocks
	Downtown shopping	1 block

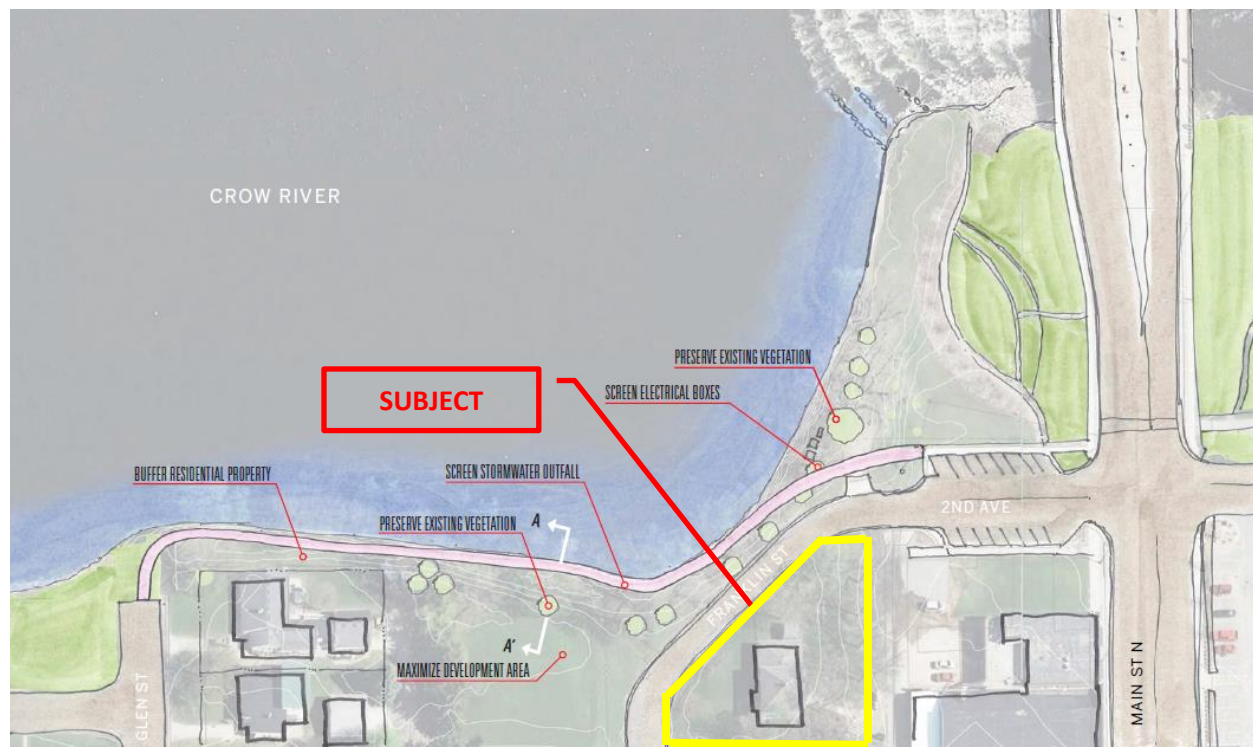


Plans / Studies

HUTCHINSON TRAIL CONCEPT DEVELOPMENT
CONCEPT 1: RIVER WALK, CLOSEST TO RIVER AND MOST INTERACTIVE

The following Plans and Studies have been completed and are available for review for due diligence purposes upon request:

- Imagine Hutchinson – A Downtown Vision & Action Plan (2013)
- Levee Area Walkway Alternatives (2015)
- City of Hutchinson Comprehensive Plan (2013)
- City of Hutchinson Transportation Plan (2012)
- Appraisal Report: Old Medical Center (2015)
- Signage & Wayfinding Master Plan (2016)
- Retail Trade Analysis for Hutchinson & McLeod County (2020)



Excerpt from **Levee Area Walkway Alternatives** (2015 study) showing how a paved trail could be incorporated adjacent to the redevelopment site.

Lot Considerations

- Lot is located within 100-year FEMA floodplain – building must have FFE 1-foot higher
- Must accommodate storm-water runoff on site with pond or rain-garden feature
- A new 70-unit (+/-) upscale apartment complex is being built on the adjacent lot, to the west.



Aerial view of site. The building shown has been removed. A new 70-unit (+/-) high-end apartment complex is projected to be built on the lot west across Franklin Street in 2023.

Downtown Hutchinson

The site has access to a wide variety of downtown amenities. In addition to eight public parks within three blocks, the Luce Line State Trail is just one block north of the site.

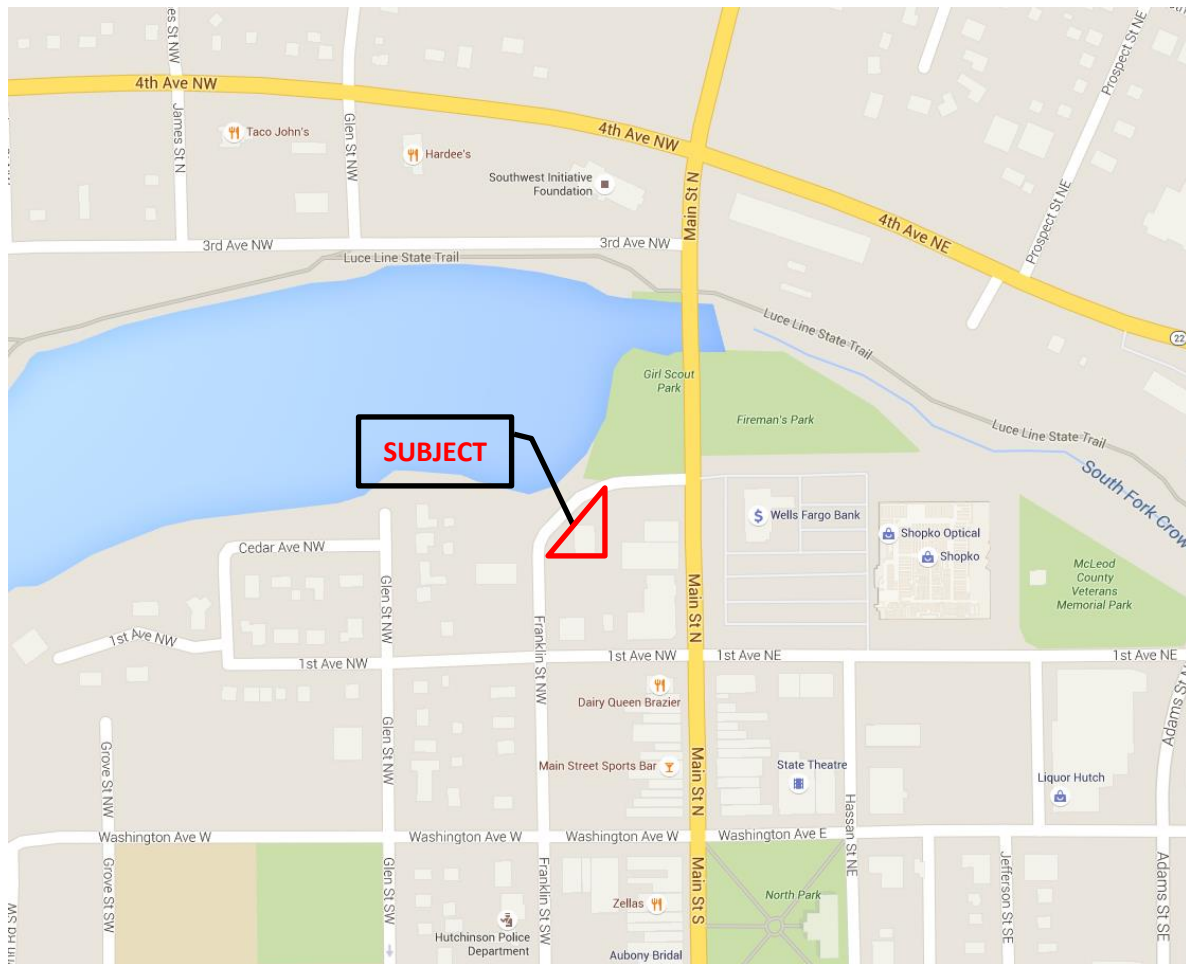
Downtown Hutchinson is just ½ block to the east, with retail shopping, beauty salons, coffee shops, a fitness center, movie theatre, sports bar and restaurants / fast food within an easy 5-minute walk of the site.

Events and festivals in downtown Hutchinson include the Riversong Music Festival (July), Water Carnival Week (June) and the Hutchinson Arts & Crafts Festival (October)



Transportation

The development site is $\frac{1}{2}$ city block west of State Highway 15 (Main Street) and $2\frac{1}{2}$ blocks south from State Highway 7. The site enjoys excellent visibility from the Hwy 7 / 15 intersection. The Luce Line State Trail (paved in 2015) passes $1\frac{1}{2}$ blocks to the north of the site.



REQUEST FOR PROPOSAL

The City of Hutchinson, Minnesota (hereinafter referred to as “the City”) is **soliciting proposals from potential developers for the redevelopment of a city-owned parcel through a public-private partnership.** The property once contained a century-old single-family house which has since been removed. Totaling .33-acre, the site is located on the north end of downtown Hutchinson ½ block west of Main Street on the Crow River. The site is adjacent to several city parks, abundant free downtown parking and is visible from the Luce Line State Trail, which is about one block north.

The City will consider proposals from interested and qualified respondents for any type of proposed redevelopment, although respondents are strongly encouraged to carefully review the Proposal Review & Scoring section of this RFP.

The City reserves the right to enter into a contract with any developer, pursue a multi-phased project, waive any irregularities submitted, reject any and/or all submittals, re-advertise, and accept any proposal deemed to be in the best interest of the City. All decisions made by the City are final. All interested parties must register their name, email address, address and telephone number with the City in order to receive any future changes, additions, addendums or notices concerning this RFP.

The City of Hutchinson supports Equal Opportunity Employment, Fair Housing and the Americans with Disabilities Act.

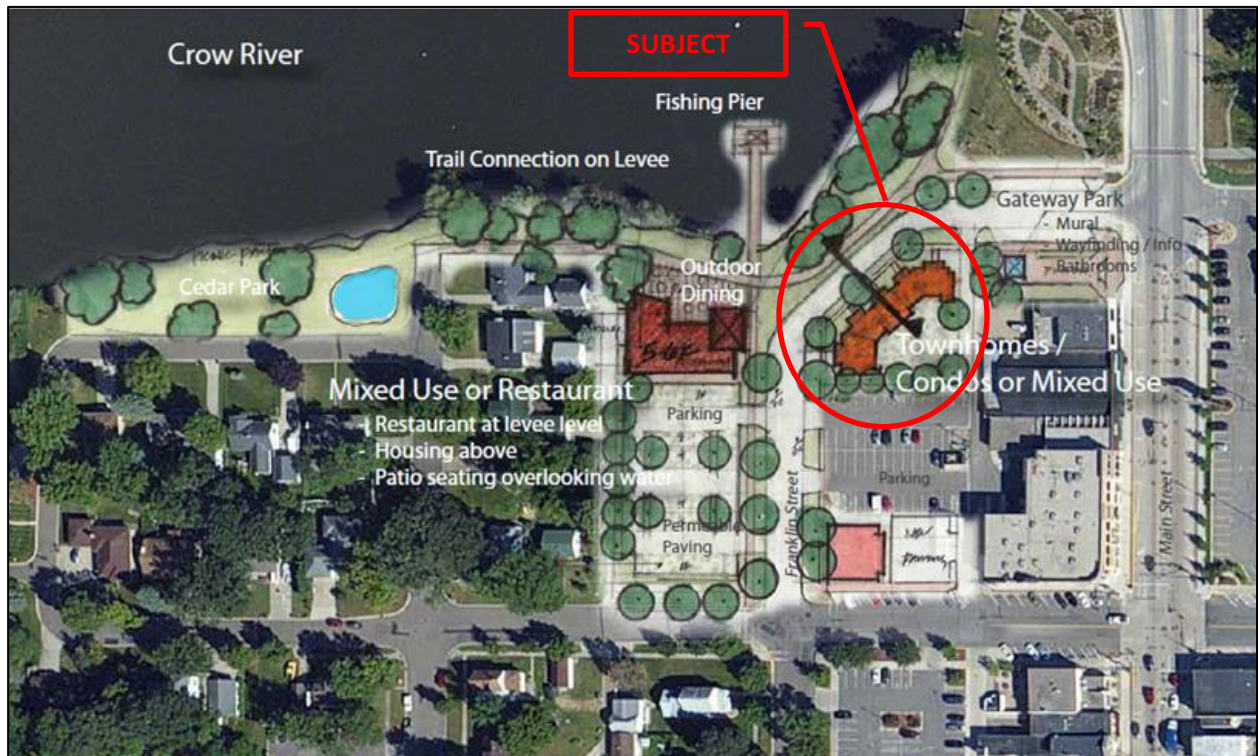
Vision

The City and Economic Development Authority are partnering to create a vibrant, livable, drivable and walkable downtown comprised of a mix of complementary uses: dining, entertainment, housing, professional services and retail shopping. Our desire is to create a downtown characterized by:

- Distinctiveness from other commercial settings
- Multifunctional
 - Multiple destinations in one compact place (govt. / services / parks / housing / dining, etc.)
- Pedestrian Friendly
 - compactness, safety & design are key elements
- Unique Heritage
- Human activity – people are present
- People are encouraged to linger
 - area is safe
 - exciting
 - attractive
 - things to see & do
 - places to sit
- A sense of community ownership

The City would be particularly interested in the following types of proposals:

- Row-houses or similar (owner-occupied housing)
- Small retail building (if it fits)
- Small fast food restaurant (if it fits)
- Something that takes advantage of the nearby river
- Modern building(s) with an “uptown” look & feel
- A project that will complement downtown



Excerpt from “IMAGINE HUTCHINSON – A Downtown Vision & Action Plan,” showing one possible concept for redeveloping the area.

Concept Illustrations: Owner-occupied Residential





Concept Illustrations: small retail / commercial (if it can fit on the site)



Proposal Review & Scoring

The City will review all submitted proposals with strict confidentiality and developers shall retain all rights to their proposals at all times.

At its sole discretion, the City of Hutchinson reserves the right to accept or reject any submitted proposal.

All decisions are final.

Proposals will be evaluated and scored on a 1-10 scale based on the following criteria:

1. Qualifications and experience of the developer(s)
2. Financial capacity of the developer(s)
3. Proposed use of the lot and how well it fits into the City's vision for downtown
4. Conceptual design / architectural style of proposed project
5. Estimated Market Value (EMV) of the project
6. Proposed timeline for the project: start of construction / project completion

The maximum possible score is 10. Proposals will be reviewed by the Hutchinson Economic Development Authority and a recommendation will be made to the Hutchinson City Council which will make the final decision.

Submission Requirements

Respondents are required to submit one (1) original and one (1) electronic copy of their proposal to the contact person listed below. To facilitate effective evaluation by the City responses shall be limited to no more than twenty (20) pages.

All questions shall be emailed to the contact listed below and all questions will be answered in writing by email. At the discretion of the City, a short list of the most qualified respondents may be developed and respondents may be asked to give a short presentation or interview as part of the evaluation and selection process. Respondents may be asked to provide additional information.

Proposal Guidelines / Content

To be considered complete, all proposals must include the following elements:

- A. Cover letter describing your interest, your team and your concept.
- B. Detailed description of the development concept with specifics as to the total size and type of project.
- C. Conceptual site plan showing the layout of the proposed project
- D. Estimated market value of the project when completed
- E. Estimated project time-line

Anticipated Process

1. Advertisement of RFP
2. Proposal(s) submitted (**no later than December 9, 2022**)
3. Review by EDA Finance Team (meets 3rd Wednesday of each month)
4. Review & final recommendation by EDA Board (meets 4th Wednesday of each month)
5. Purchase Agreement signed (with up to 180-day due diligence period for developer and contingent upon final approval by Hutchinson City Council, which must approve all sales of municipally owned land)
6. Due diligence period (up to 180 days)
7. Negotiation of Development Agreement
8. Hutchinson City Council passes ordinance to sell land
9. Closing
10. Construction begins (**2023**)
11. Project Complete

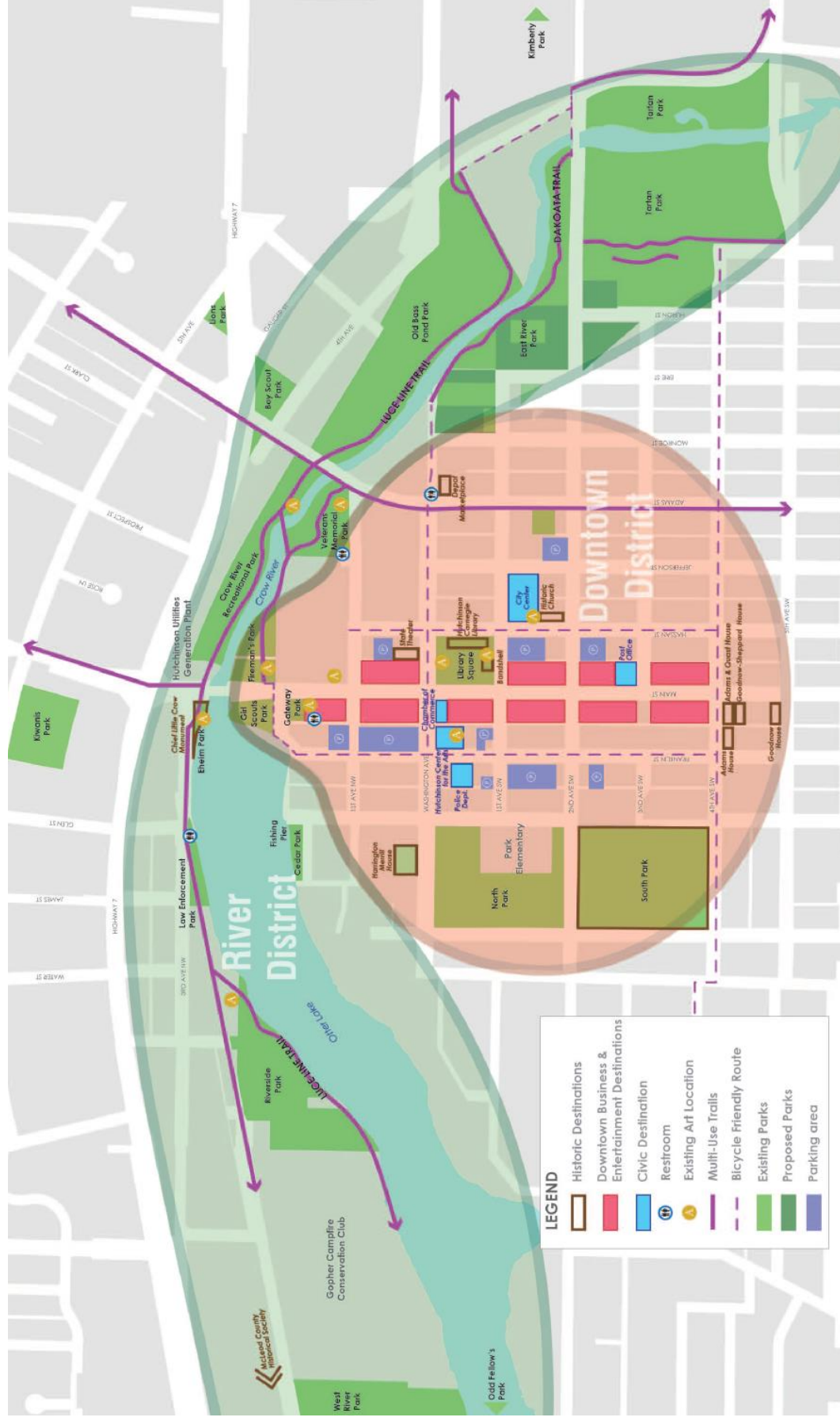
It is the goal of the EDA to have a project under construction in 2023.

If you have any questions or need additional Information:

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Email: mseppelt@ci.hutchinson.mn.us



Map of downtown and surrounding area showing abundant public parking (shaded purple)