

Library Park Apartments Development Request for Qualifications - CML #16-011



The Columbus Metropolitan Library (“CML”) and the Columbus Downtown Development Corporation (“CDDC”) are inviting developers to respond to this Request for Proposal (“RFQ”) to develop a residential/retail site on Grant Avenue adjacent to the Main Library and Topiary Park in downtown Columbus, Ohio. **It is the intention of this RFQ to solicit responses that will be used to identify a short list of the best-qualified developers to provide proposals for the project. Responses are due on September 2nd at noon.**

The Columbus Metropolitan Library

Columbus Metropolitan Library has served the people of Franklin County, Ohio for 143 years. With its Main Library and 22 branches, CML is well known for signature services and programs like Homework Help Centers, Reading Buddies, Summer Reading Club and Ready for Kindergarten. The library’s Strategic Plan supports the vision of “a thriving community where wisdom prevails,” which positions CML to respond to areas of urgent need: kids unprepared for kindergarten, third grade reading proficiency, high school graduation, college readiness and employment resources.

Library Park Apartments Development

Request for Qualifications - CML #16-011

The Main Library Renovation

CML understands that great libraries create stronger communities, and is investing millions of dollars in the Main Library to create a national class library facility. The transformation of its flagship Main Library will represent a major investment in downtown Columbus and the Discovery District. Main Library has served as an anchor and civic partner to the downtown community and central Ohio since 1873. The building has been a showcase of learning and discovery, but has not kept pace with community needs. Main Library's last renovation (the third in its history on Grant Avenue) was completed in 1991.

The current renovation, completed on June 25, 2016, transforms Main Library with a new glass façade that invites customers into the space but maintains the historic Carnegie Building facing Grant Avenue. A slightly raised, updated Carnegie Plaza keeps the mature trees, green space and iconic Peter Pan fountain that greets customers as they approach.

Inside customers will find a new and innovative children's area and a grand reading room with sweeping views of Topiary Park. The Park Plaza on the east side of the building will connect the library to the park, with green space and an outdoor reading room for customers to enjoy. Topiary Park, named for the topiary representation of Georges Seurat's Post-Impressionist painting A Sunday Afternoon on the Isle of La Grande Jatte at the center of the park, is one of the outdoor treasures of downtown Columbus.

The renovation of Main Library will showcase its treasures within – both new and old – and create a community centerpiece to serve the needs of the community and draw visitors from across the globe

The Topiary Park Neighborhood

CML is being assisted in this RFP effort by the Columbus Downtown Development Corporation, a nonprofit development corporation, whose projects include the Columbus Commons, the Lazarus Building, the RiverSouth Neighborhood, the Scioto Mile, and the Ohio Veterans Memorial and Museum.

CDDC has enjoyed tremendous success in downtown development by creating high quality greenspaces and safe walkable neighborhoods. Noting the tremendous asset represented by Topiary Park, CDDC led an effort in 2015 to explore the interest of major landowners in that neighborhood for cooperative development. With the support of MKSK, CDDC worked with each landowner to understand their respective goals for the neighborhood. The goals were remarkably similar – a safe, walkable and vibrant neighborhood for their employees, students, customers and stakeholders.

CDDC believes this can best be achieved by building residential development and employing Grant Avenue and Library Park Alley as significant pedestrian connections. New development fronting Grant Avenue can leverage revision to the streetscape and traffic patterns with new active first floor uses. Overall, CDDC has proposed over 650 new residential units, over 1000 new parking spaces and 100,000 square feet office to be constructed on partners'

Library Park Apartments Development Request for Qualifications - CML #16-011

properties. CML is leading as the vanguard of the effort with this RFP for the Grant Oak site as a new residential development. The Topiary Park Neighborhood plan is attached.

The Grant Oak Apartment Redevelopment Opportunity

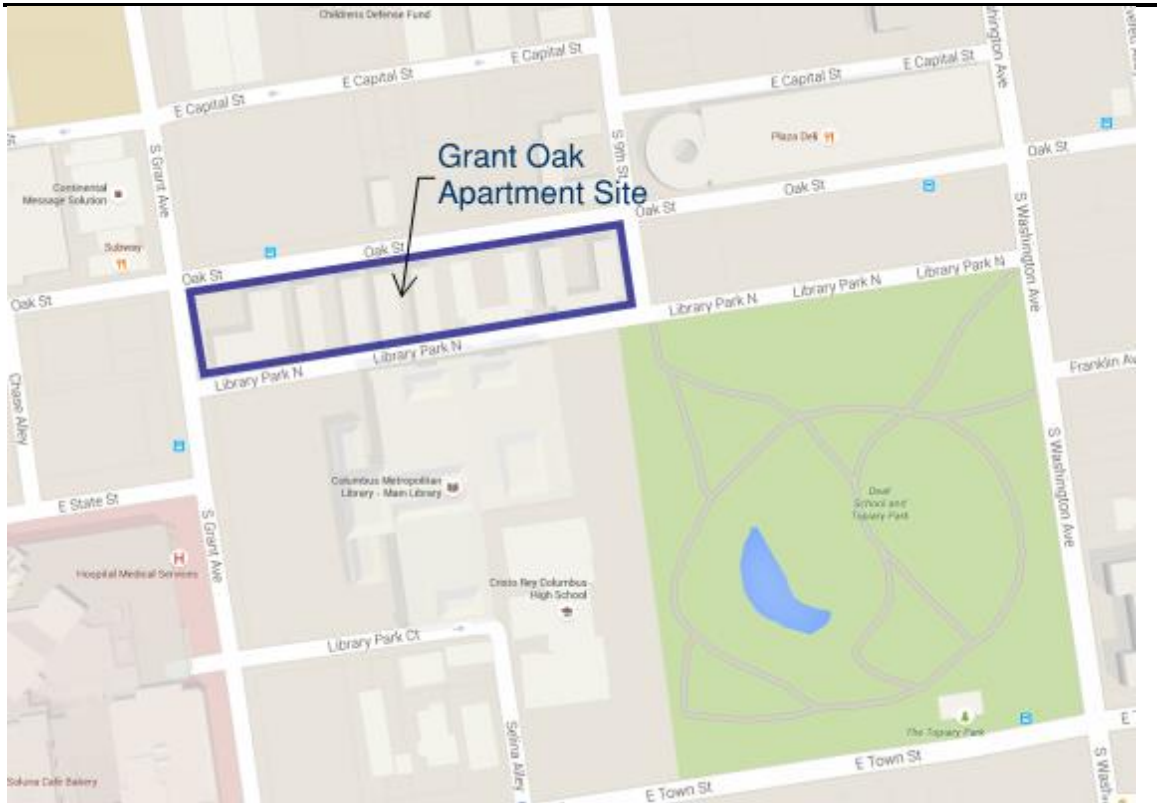
CML acquired the Grant Oak Apartments in 1992 for potential expansion of the Main Library. CML was ultimately able to pursue a better development plan and no longer requires the site for Library expansion. The 1.256 acre site is currently occupied by 130 small apartments of 1940s vintage. CML and CDDC believe the best use of the site is for the construction of a new apartment development that will reinvest in the neighborhood, complementing CML's reinvestment in the Main Library. This site is envisioned as 4-6 floors of market rate residential apartments. The east side of the site is adjacent to Topiary Park and will complement development opportunities planned by Motorists Insurance around the park. An apartment rent survey is attached. CDDC planned its first large apartment project with Lifestyle Communities in 2008. Since then, the downtown apartment market has demonstrated strong demand through rents above \$1.50-\$1.80 psf for new build product, and occupancy rates consistently in the high 90's. As part of a national trend, and due to our community's downtown development efforts, downtown Columbus has become one of the City's best places to live, work and play. There are numerous beautiful neighborhoods around the City, but there is only one Downtown with the urban experience many of today's renters are seeking.

As a part of the project, the Developer will be required to construct the project generally in accordance with the provided site plan, including the driveways and the new green space. The driveways will be dedicated as public right of way and the green space, while a benefit to the development will continue to be owned by CML.

Site Location:

This site is located on Grant Avenue, directly across Library Park Alley from the Columbus Main Library and also fronts Topiary Park. The location is well situated close to some of the largest employers in the region: State Auto Insurance, Motorists Mutual and OhioHealth with about 6,000 employees at the adjacent campuses. The site is also at the heart of downtown's educational corridor comprised of Franklin University, Capital University Law School, the Columbus College of Art and Design and Columbus State Community College, comprising over 32,000 students and over 3,000 employees. With the catalysts of the Library renovation, Topiary Park, and the Columbus Museum of Art's expansion, CDDC believes this is a unique opportunity to fulfill the residential market's demand to live, work and play in the same neighborhood.

Library Park Apartments Development Request for Qualifications - CML #16-011



CMHA:

The CML's mission is to provide its services to all people regardless of socio-economic status. In the spirit of that mission, CML is asking developers to partner with the Columbus Metropolitan Housing Authority to provide 10% work force housing units. The units will be targeted to be affordable to working persons earning 80-120% of the area median income. CMHA will potentially bring exemption from sales taxes on construction materials and exemption from real estate taxes after the 15 year abatement ends.

The Building Program:

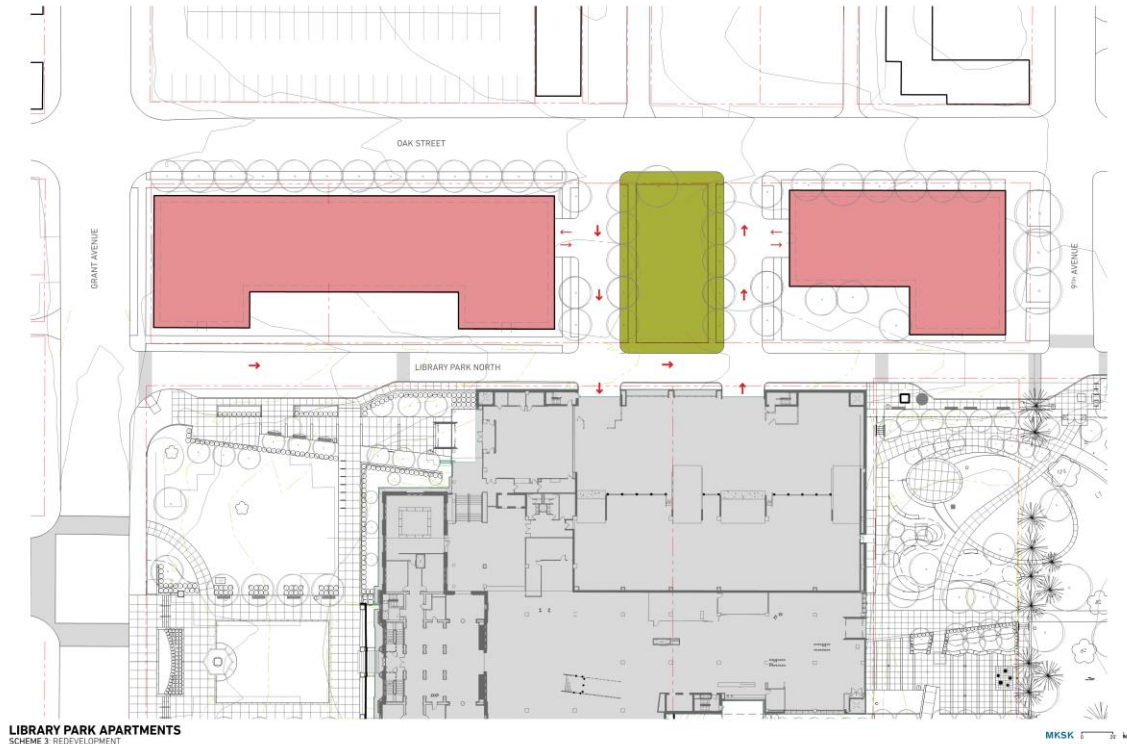
The existing apartments will be razed by the selected developer.

The library apartment site is envisioned as two mid-rise residential buildings with a potential for a small amount of neighborhood retail space (2000-5000 sqft). As shown, over 100 residential units are possible. The successful developer will raze the entire building site, reconstructing the green and driveways shown below. The green space will be owned the developer, subject to a conservation easement to CML. The driveways will be dedicated as public streets. CML has requested the City to reconstruct Library Park North (alley) in a more attractive and pedestrian

Library Park Apartments Development

Request for Qualifications - CML #16-011

friendly design. The developer will be responsible for the streetscape along the north side of Library Park North as part of the project.



Design Guidelines:

All proposals must comport the Design Guidelines which will be attached to the RFP.

Potential Incentives:

1. New residential housing in the Columbus downtown area is eligible for a fifteen-year property tax exemption. This site is eligible for a 100% exemption on the value of new improvements. Note partnership with CMHA may provide a longer tax exemption that also exempts the underlying land depending on the structure of the partnership.
2. Services provided by the Discovery District Special Improvement District, which includes safety and cleaning services to the District.
3. Utility tap credits for taps currently serving the site.
4. City participation in the reconstruction of Library Park North

Library Park Apartments Development

Request for Qualifications - CML #16-011

Any information provided by CML or CDDC is without warranty or representation and intended only to facilitate the developer's proposal. Each developer will be given access to the property and should rely on its own experts' opinions on due diligence matters.

Submission Requirements:

1. Development Team Background:

Please submit a brief history and description of the developer organization. Please include the legal name of the company, the type of entity, the corporate address and names of corporate officers.

Please identify the proposed project team and identify the key personnel who will be assigned to the project. For each key person, provide the following:

- Title
- Resume and contact information
- Description of the person's proposed role in the project
- Description of the person's relevant experience

Please also include information regarding the architect, contractor, financial partners and other participants as needed. Please include names, addresses, company officers and organizational descriptions for each member of the development team.

Please provide an organizational chart for the proposed project team.

2. Developer Prior Experience:

Developers must demonstrate prior experience and success with similar projects. Developers should provide three (3) project summaries detailing their most relevant projects that demonstrate success in urban mid-rise residential development. Recent developments will be given more weight.

Previous Project Summaries should include the following:

- The project name and address
- The project size
- Total development costs
- The financing structure and source of financing
- The date of completion
- The project team including each member's roles
- One outside reference for each project with contact information

3. Financial Capability to Execute the Project:

Library Park Apartments Development Request for Qualifications - CML #16-011

- Please describe recent experience in financing comparable projects.
- Please identify specific sources of equity capital and primary debt that would be proposed for this project.
- Please include a reference from a reputable financing institution that indicates equity capacity in the developer and/or its partners and a willingness to consider primary debt financing for the project.
- Please describe any current or planned projects that would occur simultaneously with the proposed project. Please specify the size of each such project and the scope of the developer's involvement.

SELECTION PROCESS:

- CDDC will review all responses and recommend the most qualified respondents to CML.
- A committee established by CML will interview the developers recommended by CDDC and make a final selection as to a short list of the most qualified developers.
- The short listed developers will be given a Request for Proposal and Design Guidelines. Proposals will be due on October 31.
- CDDC will review the proposals and make recommendations to the CML selection committee. The Committee will interview the developers making proposals and will select the best development proposal based on criteria outlined in the RFP.
- CDDC will assist CML and its legal counsel in finalizing the purchase and sale agreement with Developer.

RFQ Evaluation:

Responses will be competitively evaluated based on factors including the following:

Development Team Experience (50%)

- Prior execution of projects similar in use
- Prior execution of projects similar in scale
- Prior experience with modern or iconic architecture and similar quality

Ability to Finance the Project/Financial Feasibility (50%)

- Prior successful completion of similar scale projects
- Evidence of ability to secure equity investment for the project.
- Evidence of ability to borrow funds required for project

Library Park Apartments Development Request for Qualifications - CML #16-011

Proposal Questions

Any questions or clarifications regarding this RFQ must be sent to the following address: purchasing@columbuslibrary.org and reference the title of *Library Park Apartments Development*. All questions must be submitted no later than 5:00 p.m. on **August 26, 2016**.

Developers are encouraged to submit questions at any time during the inquiry period.

Answers to all questions will be documented and posted on the "Doing Business with the Library" page of the Library's Website at: www.columbuslibrary.org/about/doing-business. Answers will be posted no later than 5:00 p.m. two business days after the inquiry period ends.

Proposal Submission Requirements

All proposals must be in a sealed envelope or appropriate packaging, with the title of *Library Park Apartments Development* clearly marked on the outside, addressed and mailed or hand delivered to the following address:

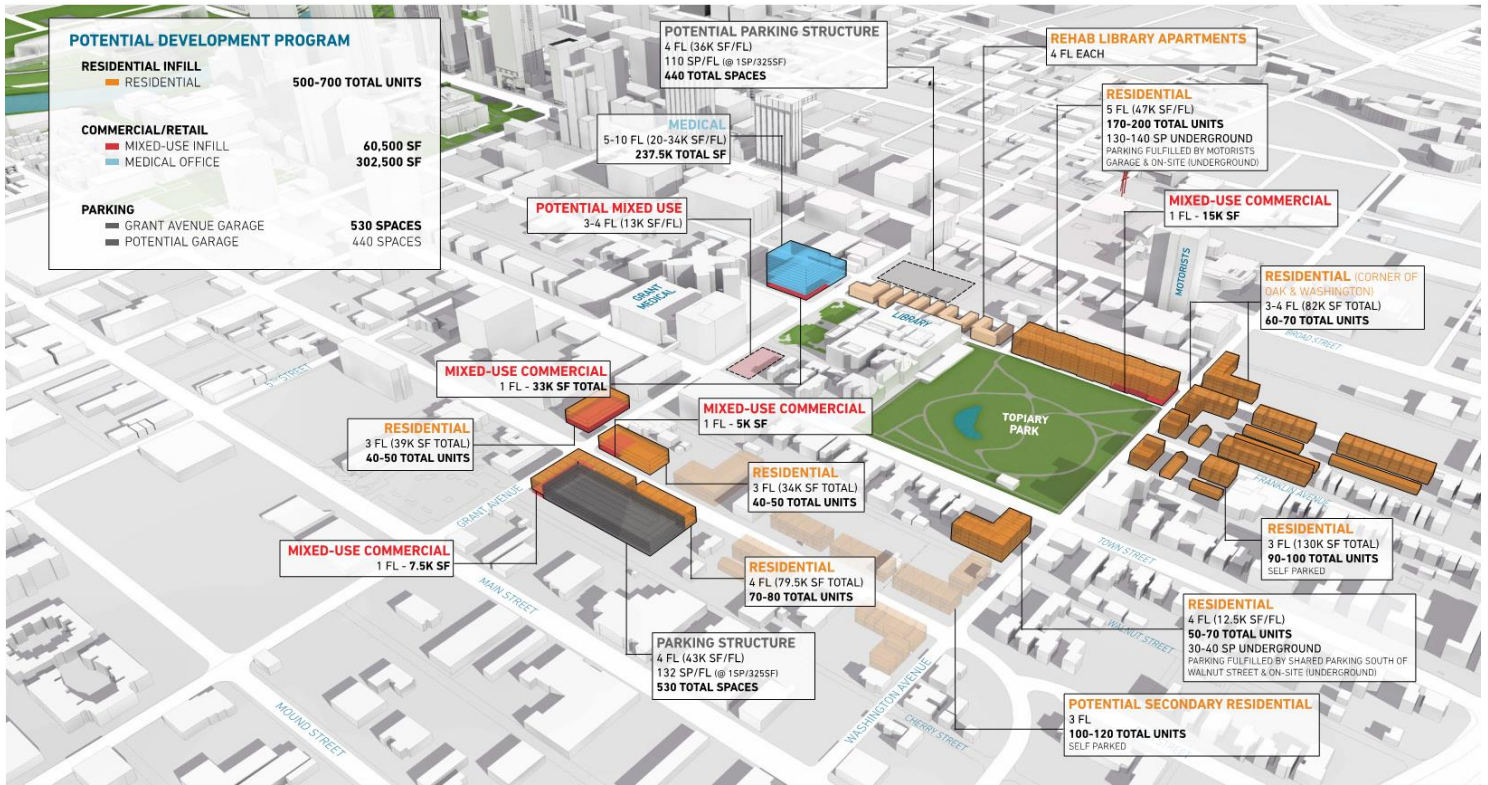
Columbus Metropolitan Library
Attn: Wanda Dixon, Procurement Analyst
96 South Grant Avenue
Columbus, OH 43215

With an electronic copy to

Matt Lutz
General Counsel
Columbus Downtown Development Corporation
150 S. Front Street, Suite 210
Columbus, Ohio 43215
mlutz@downtowncolumbus.com

Submissions must be received by **September 2nd at noon** to be considered.

Library Park Apartments Development Request for Qualifications - CML #16-011



TOPIARY PARK NEIGHBORHOOD POTENTIAL DEVELOPMENT PROGRAM SUMMARY

