



**REQUEST FOR INTEREST
FOR THE PURCHASE AND DEVELOPMENT
OF CITY-OWNED PROPERTY**

LANE-IDLEWILD SITE





Raleigh

Raleigh is a 21st Century City of Innovation focusing on environmental, cultural, and economic sustainability. The City conserves and protects our environmental resources through best practice and cutting-edge conservation, stewardship, land use, infrastructure and building technologies. The City welcomes growth and diversity through policies and new ideas that will protect and enhance Raleigh's existing neighborhoods, natural amenities, history, and cultural and human resources for future generations. The City desires to improve the quality of life of neighborhoods and increase the standard of living for all citizens. This is accomplished through partnerships with stakeholders such as the development community, the non-profit sector, and our citizens.

The City of Raleigh, North Carolina is one of the fastest growing cities in the country with a dynamic downtown energized by new residential and office construction. We have a nationally-recognized restaurant scene, burgeoning local retail and night-life, popular museums of science, history, and contemporary art. Additionally, the downtown boasts diverse festivals and cultural events, an active convention center, and a historic performing arts center that is home of the North Carolina Theater, Symphony, Opera, and Ballet.

The Lane-Idlewild Site

The Lane-Idlewild site is located within walking distance of Raleigh's developing downtown in the West Idlewild neighborhood. The neighborhood demographics are quickly changing, and the neighborhood's character is also changing. Many of the units that were once affordable have now been converted into market-rate housing or have been demolished for reconstruction for new higher priced homes. The West Idlewild site is uniquely positioned to deliver innovative housing options in a tight market in which housing supply is not meeting the demand.

The City intends to sell the property for the sum of \$1.00 (one Dollar) for the purpose of affordable housing. Housing and Neighborhoods staff will coordinate with the City Attorney's office in determining the appropriate disposition method under state statutes.

Addresses

301 Idlewild Avenue

Real Estate ID: 58359

Size: 0.77 acres

Appraised Value:
\$887,000

907 E. Lane Street

Real Estate ID: 80522

Size: 0.18 acres

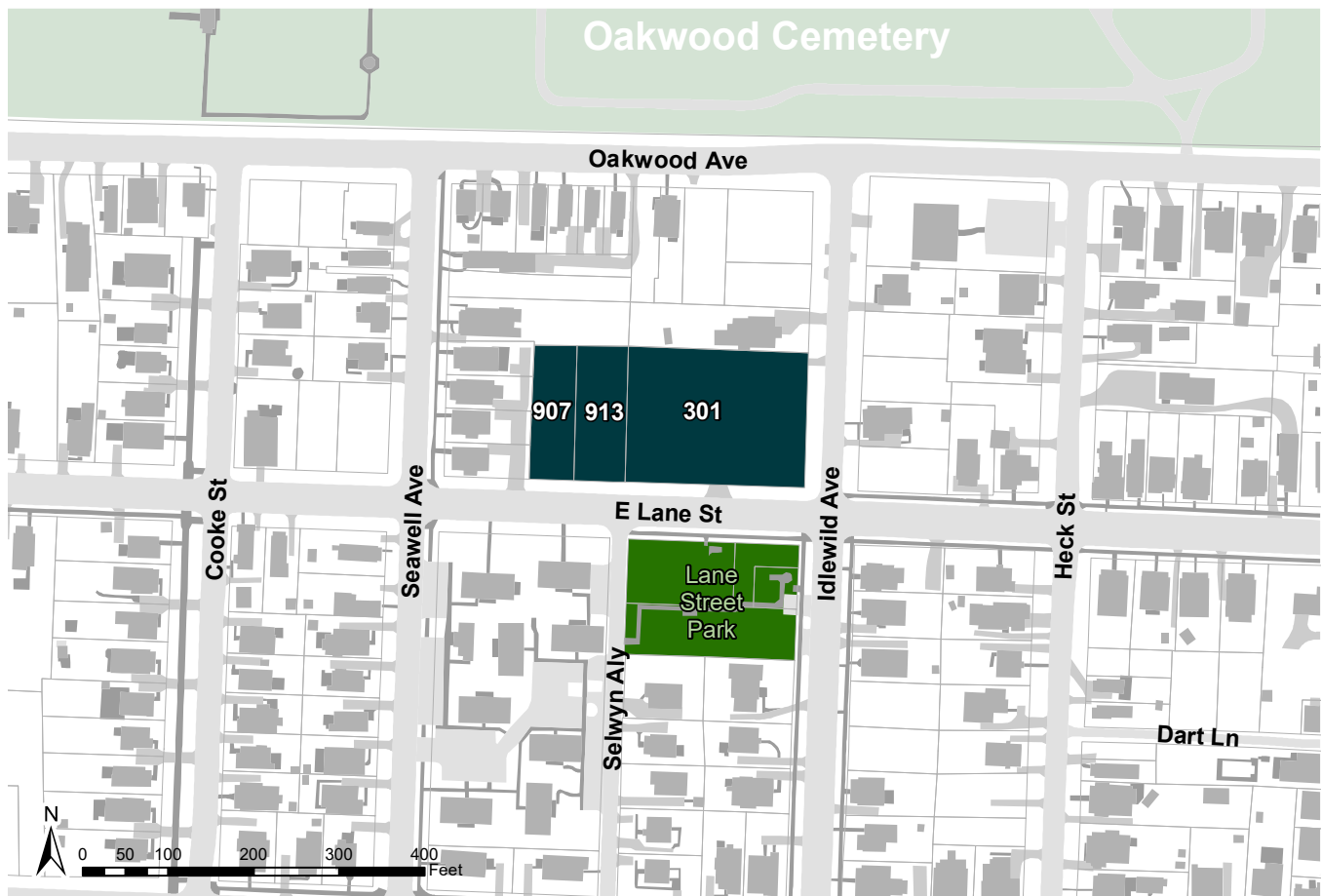
Appraised Value:
\$258,500

913 E. Lane Street

Real Estate ID: 128373

Size: 0.22 acres

Appraised Value:
\$305,000



Map by Ray Aull, Last Update: 28 April 2020

Site Development Opportunity

The City of Raleigh seeks innovative affordable housing development concepts for a 1.17-acre City-owned site in the West Idlewild neighborhood – which lies on the eastern edge of downtown Raleigh. The Community Development Division is issuing this Request for Interest (RFI) to gauge the type of demand for the site. For-profit and nonprofit developers are encouraged to submit a Letter of Interest. In addition, the City would like to the interested parties to assess the site and propose its highest and best use. It is important to note that interested parties should consider all relevant City sponsored plans and the City's mission to improve the quality of life for Raleigh's low- and moderate-income residents.

The approximately 1.17-acre site is zoned Residential 10 (R-10) and consists of three (3) parcels. There is +/- 325 feet of frontage along East Lane Street and +/- 160 feet of frontage along Idlewild Street. This site is in an older part of the City; therefore, due diligence is recommended as it relates to utilities, stormwater, and historic preservation.

This zoning classification allows for a range of land uses including single-family, multifamily, and cottage courts. Current zoning allows for residential uses up to 10 units per acre. This site is also located within the New Bern-Edenton Neighborhood Conservation Overlay District (NCOD). Overlay districts are meant to achieve a specific purpose, such as preservation of an existing neighborhood's characteristics, protecting public safety and welfare, or conserving natural areas.

The surrounding land uses are very diverse and provide interested parties a range of options for the site. Directly across the street from the site is Lane Street Park. There are basketball goals and children's playground equipment within the park. Other uses within a one-block radius of the site include a multi-family development, old single-family homes, new construction single-family homes, and a few missing middle type units. It is important to note that this site is within walking distance of a future Bus Rapid Transit corridor.

Condition of the Site

All lots are cleared and have access to paved public streets as well as access to city water and sewer. Applicants should also be familiar with NCG01 and all other applicable stormwater regulations. Applicants are expected to have examined the subject property to understand existing site conditions. Interested parties should note the following in their submissions: grading, slope stabilization (if any), curb and gutter, sidewalks, parking, utilities, and stormwater.

City Goals

Income Targeting and Income-Mix

Interested parties should provide scenarios of approaches they have taken or will take related to the income mix of the proposed project. The income mix should describe at minimum providing 51% of the units for affordable housing (i.e. 80% AMI and below). In addition, the description should be specific about the actual income targeted within the affordable units.

Long-Term Affordability

Long-term affordability is a high priority for the City Council and City staff. A typical tax-credit project provides 20-30 years of affordability. The expectation is not necessarily this long; however, interested parties should use this time frame as a guide.

Density and Land Use

The zoning and the overlay district associated with the site ultimately determine how dense the development will be. The R10 zoning allows for several options that generate 10 units or more. Interested parties should provide scenarios utilizing maximum density on the site. In addition, there should be consideration given related to parking requirements, open space, stormwater, and amenities.

Neighborhood Character

The Lane-Idlewild site is unique because the surrounding buildings are diverse in character. Interested parties should use historical context as well as the current nature of construction to propose residential units that blend in with the West Idlewild neighborhood. Additionally, there is an expectation that the materials used in the development will stand the test of time.



Process for Developing the Site

The City will follow a two-step process to select of a developer for the Lane-Idlewild site.

STEP 1: Request for Interest

The Request for Interest (RFI) method will be used to solicit initial responses from interested parties. Only those who respond to this RFI will be eligible for submitting proposals in Step 2, "Request for Proposals."

Step 2: Request for Proposals

The Request for Proposals (RFP) will be sent to eligible parties who responded to the RFI. Development proposals will be evaluated and ranked by a City review committee against the criterion set forth in the RFP. The review team will recommend a proposal to City Council and they will make the final selection of the development proposal.

After approval by the City Council, the selected developer and the City will enter into negotiations on the final terms of the agreement.

The City reserves the right to reject any or all responses to the RFI.

Submittal Requirements

The minimum requirements (Step 1 of the process) are as follows:

1. Cover Letter

Include an executive summary that clearly outlines the overall capability of the development team, any developer partnerships for the project and briefly summarizes its ability to design, construct, and manage the project. The Cover Letter, no more than two pages long, should be signed by the principal of the lead development team for the project indicating his or her authority to submit the response on behalf of the development team(s).

2. Experience

- i. Primary contact name and contact information, including e-mail address of primary contact;
- ii. Description of the proposed legal structure of the team (i.e., joint venture, partnership, etc.);
- iii. Development experience with comparable projects, including dates, nature of involvement (management and/or implementation), target audience, size and scope, design concepts, and
- iv. Brief summary of key participant qualifications and the role of each.

3. Project Understanding

- i. A written description of the proposed development concept, highlighting the features that would benefit low-/moderate-income residents of the area, and provide unique assets to both the surrounding residents and the neighborhood. The description should clearly state the following:
 1. The type of income targeting for each unit
 2. The proposed affordability period/s
 3. The type of proposed construction and how it is maximizing density; Description of building(s): construction type, materials, number of stories, proposed height, general bulk and dimensions.
 4. Description of how the building(s) would relate to the surrounding architecture.
 5. Preliminary elevations.
 6. An estimated development schedule that specifies key milestones such as: obtaining financing, permit application construction commencement, completion, and opening.

Submittal Instructions

Proposals must be enclosed in an envelope or package and clearly marked with the name of the submitting company, and the RFI Title.

Proposers must submit:

- A. One (1) signed original;
- B. One (1) electronic version of the signed proposal and;
- C. Three (3) copies of proposal.

The electronic version of the Proposal must be submitted as a viewable and printable Adobe Portable Document File (PDF). Both hard copy and electronic versions must be received by the City on or before the RFI due date and time provided in the Schedule below. Proposals received after the RFI due date and time will not be considered and will be returned unopened to the return address on the submission envelope or package.

Any incomplete proposal may be eliminated from competition at the discretion of the City of Raleigh. The City reserves the right to reject any or all proposals for any reason and to waive any informality it deems in its best interest.

Proposals that arrive after the due date and time will not be accepted or considered for any reason whatsoever. If the Firm elects to mail in its response, the Firm must allow sufficient time to ensure the City's proper receipt of the package by the time specified in the Schedule. Regardless of the delivery method, it is the responsibility of the Firm to ensure that their response arrives at the designated location specified in this Section by the due date and time specified in the Schedule.

Schedule

The City intends to proceed in accordance with the schedule noted below. The City reserves the right to alter the schedule at any point in the process but agrees to provide adequate notice to respondents should the schedule be amended.

06/22/2020

Request for Interest published in the Raleigh News and Observer and The Carolinian legal advertisements, on City of Raleigh website, and emailed to Community Development developer list.

07/06/2020

Pre-Proposal Conference: Details on Pre-proposal Conference can be found at raleighnc.gov by searching "Lane Idlewild"

07/17/2020

Last day for written questions about the RFI document or interpretations: 4:00 PM deadline.

07/22/2020

City's written response to questions will be sent out no later than this date.

07/24/2020

RFI submissions due by 4:00 PM (Housing and Neighborhoods Department, 421 Fayetteville Street, Suite 1200, Raleigh, NC 27601.)

08/07/2020

City staff complete review of submissions and notify applicants if they advance to the RFP phase.

08/10/2020

Request for Proposals will be published in the Raleigh News and Observer and The Carolinian legal advertisements, on City of Raleigh website, and emailed to Community Development developer list.

08/28/2020

RFP submissions due by 4:00 PM (Housing and Neighborhoods Department, 421 Fayetteville Street, Suite 1200, Raleigh, NC 27601.)

Please label all submissions and questions "Lane-Idlewild RFI" and send to:
william.hartye@raleighnc.gov

Communication

All communications of any nature regarding this RFI with any City staff, elected City officials, evaluation committee members, are strictly forbidden from the time the solicitation is publicly posted until award. Questions must be submitted in writing to the project contact prior to the deadline provided in the Schedule.

Violation of this provision may result in the firm's proposal being removed from consideration.

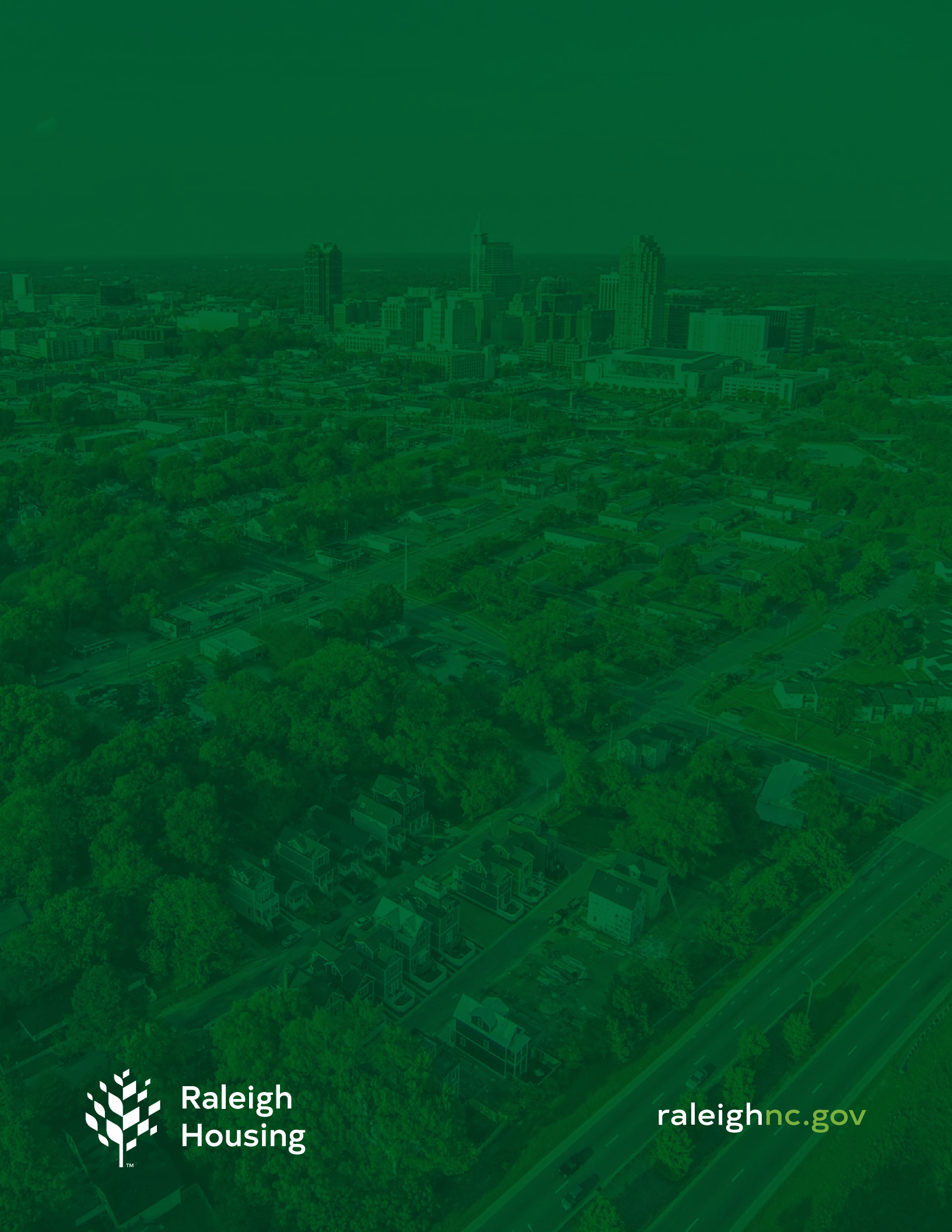
Ownership of Documents

All proposals and supporting materials, as well as correspondence relating to this RFI, shall become the property of the City. The content of all submittals will be held confidential until the selection of the firm is made. Proposals will be reviewed by the Evaluation Team, as well as other City staff and members of the general public who submit public record requests. Any proprietary data must be clearly marked. In submitting a Proposal, each Prospective Proposer agrees that the City may reveal any trade secret materials contained in such response to all City staff and City officials involved in the selection process and to any outside consultant or other third party who serves on the Evaluation Team or who is hired by the City to assist in the selection process.

The City reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the Proposer of the conditions contained in this Request for Proposal.

Proposals marked entirely as "confidential", "proprietary", or "trade secret" will be considered non-responsive and will be removed from the evaluation process.





Raleigh
Housing

raleighnc.gov