



The
*Heritage
District*

D O W N T O W N G I L B E R T

*Request For Proposals
for the Purchase and
Redevelopment of a Site
at the Northwest Corner of
Gilbert Road & Vaughn Avenue
Gilbert, Arizona*

Submittal Date:

Issued: September 5, 2006

Due: October 20, 2006

Town of Gilbert
Business Development Division
90 East Civic Center Drive
Gilbert, Arizona 85296
Phone # (480) 503-6865
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TDD # (480) 503-6080



**Request for Proposals for the Purchase and
Development of a Site Located
at the Northwest Corner of Gilbert Road &
Vaughn Avenue
Gilbert, Arizona**

The Town of Gilbert invites developers to submit proposals for the purchase and redevelopment of a site located at the northwest corner (NWC) of Gilbert Road & Vaughn Avenue in downtown Gilbert (see attached site plan).

I. General Information

Gilbert is located in the southeast portion of the Phoenix metropolitan area. As the fastest growing community in the country over the past decade, Gilbert has a population of approximately 180,000 and is growing at a rate of about 1,000 new residents each month. The site in Gilbert, located close to the surrounding communities of Mesa and Chandler, is at the center of a population of 405,000 persons and 147,000 households within a five mile radius.

The site is located in Gilbert's historic downtown, a redevelopment area also known as the Heritage District. Gilbert's redevelopment efforts have included the use of Community Development Block Grant (CDBG) funds to complete, among other things, housing rehab, improve storm water basins, make District sidewalks handicap accessible, sewer system improvements and complete street improvements. The Redevelopment Commission is in the process of updating the Redevelopment Plan. This past year a Park & Ride lot that accommodates approximately 240 vehicles was opened and a streetlight replacement project that included the addition of benches, trash receptacles and the repaving of the streets in the district was completed.

A number of private redevelopment efforts have also taken place in the past few years and they include the location of three new restaurants, Oregano's Pizza Bistro, Euro Cafe and Rock City Bar and Grill. In addition, Barlow & Associates recently completed renovations to their office building and the site at the northwest corner of Gilbert and Elliot roads is in the process of being purchased by Land Capital Group who has plans to build a new 15-20,000 square foot mixed use project there. The major entertainment draw in the District is Hale Centre Theatre, a 400 seat live performance theater in the round where they hold four performances per week.

II. Description of Site

The proposal site is located at the NWC of Gilbert Road & Vaughn Avenue. Attached is a map of the proposal site and adjacent properties. The site is adjacent to the future Western Powerline Trail which is currently in the final stages of design. Respondents are encouraged to incorporate the design and features of this linear park into their project. The site is zoned Heritage Village Center (HVC) and is owned free and clear of all liens by the Town of Gilbert.

III. Project Description

Since this corner is considered to be a prime location in the Heritage District due, in part, to its proximity to Oregano's Pizza Bistro and Hale Centre Theatre, preference will be given to proposals that include multiple restaurants of at least 2,000 square feet in size as a focal point of the development. Proposals may also include a mixed use project (minimum 2 stories) including impulse or destination retail, garden office or retail/restaurant(s) uses on the ground floor with office uses on the second floor. The site has a footprint of approximately 2.6 acres and the development should be built out to the lot lines along Gilbert Road and Vaughn Avenue (per the Redevelopment Plan).

The attached site plan shows preliminary plans for the extension of Ash Street (over the Western Canal) from Vaughn Avenue to Juniper Avenue. In addition, adjacent to the planned new Ash Street alignment is the proposed location of a parking structure to serve the area.

The redevelopment concept for the area is defined by the Gilbert Redevelopment Plan. Respondents to this RFP are directed to consider the plan and the Land Development Code when preparing proposals.

IV. Development Criteria

1. The site will require the development of a limited amount of on-site parking as it is contemplated that some of the parking will be accommodated in the surrounding area in a shared parking model.
2. Construction on site must be architecturally compatible to the buildings in the area, in accordance with the Redevelopment Plan.
3. The development must meet the Heritage Village Center zoning requirements outlined in the Land Development Code.
4. Proposers shall be responsible for relocation and undergrounding of utilities as necessary to develop the site, as well as all off-site improvements, streetscape improvements and dedications, not previously installed or made. This requirement may be modified, depending on the proposal and added benefits the proposal might offer.
5. Gilbert's objective is creative and innovative high quality development and will allow maximum flexibility in attaining this objective, commensurate with sound design concepts.

V. Method of Developer Selection

The interest of the Town of Gilbert is to select a developer who demonstrates the best qualifications for producing a successful development that will enhance the redevelopment of the Heritage District in accordance with the Redevelopment Plan for the District. After review of the proposals received by Gilbert, the Gilbert Council, upon

consideration of recommendations from the Redevelopment Commission, may select a developer with an exclusive right to negotiate for the development of the proposed site.

Each firm responding to this Request for Proposal must describe and demonstrate that its firm has the capacity to implement its proposal in a timely manner. If no proposals, or unsatisfactory proposals, are received the Gilbert Council reserves the right to reject all proposals and re-advertise the availability of the site. Each firm submitting a proposal will be notified whether its submittal is to be considered for final selection.

The following schedule is a draft outline provided for preliminary planning purposes and to help prospective applicants plan and schedule for their proposed project. Changes to the schedule should be expected and will be made as needed as the selection process is completed. Applicants in the final round of consideration will be notified of significant changes to this schedule.

October 20, 2006	Applications due
November 8, 2006	Review and ranking of applications by review committee
November 10, 2006	Notice of preliminary ranking to applicants
November 16, 2006	Presentation of proposals to Redevelopment Commission
December 5 or 19, 2006	Presentation of recommendations from Redevelopment Commission to Council for final selection of applicant
February, 2006	Negotiation and Council approval of development agreement with final applicant
TBD	Entitlement process (Design Review Board, Redevelopment Commission)
TBD	Submittal of construction documents for review and permitting

VI. Submittal Requirements

Proposals shall include the following:

1. Proposed terms and conditions of the purchase agreement. Information addressing the items set forth in Section III shall be included in the proposal.
2. A statement of how the proposed use(s) will further the redevelopment of the Gilbert Heritage District, including how the proposal conforms to the Heritage District Redevelopment Plan.
3. A statement of the experience of the proposer in the type of uses proposed, including information relative to the number of such uses previously developed, their size, location, comparability to this site, financial success of use, etc. (Photographs or renderings of previous developments or sites which are relevant to the type of development proposal for this site may be included).

4. A statement of the corporate organizational and operational capability, including a description of the organization and qualifications of the organization's principals (i.e., list of Board of Directors and key staff persons), architects or other professionals who may help with interior/exterior modifications or design (if needed), other professionals who will comprise the development and on-going operation team (s), and a description of how continued local supervision at the site will be provided if the applicant does not have a local representative.

5. A description of the organization's financial capacity to undertake a project of this magnitude at this time, including the following:

- A. Financial statements of the organization.
- B. Data on existing lines of credit.
- C. Identification of a proposed lender or joint venture partner, or a description of how financing will be arranged for the project.
- D. Description of other similar projects of this type undertaken, including size and cost, years in existence, and current status.

(Gilbert will use good faith efforts to hold financial information contained in the proposal as confidential if requested by respondents. Such information shall be clearly labeled "proprietary." However, the documents are subject to the requirements of the Arizona public records laws.)

6. A description of proposed lessees, relationship with the applicant, and respective responsibilities.

7. A description of the proposed use. Proposals shall include:

- A. The exact types of uses proposed for the indoor and outdoor uses;
- B. A schematic plan showing how the Site will be utilized;
- C. Project timeline;
- D. Estimated cost of redevelopment. The development plan shall include elevations, landscaping concept, vehicular ingress/egress, and provisions for parking for the proposed uses.

8. At least three financial or developmental references, their addresses, telephone numbers, and relationship to the proposer.

9. A description of actions requested to be accomplished by the Town. In particular, describe those actions of a financial nature to be requested from the Town, if any.

VII. Criteria for Developer Selection

The following criteria will be used in the selection of the successful proposer:

1. The uses proposed, aesthetics of the structure, and the likelihood that the proposal will further the redevelopment of the Gilbert Heritage District in conformance to the Heritage District Redevelopment Plan.
2. Experience of the proposer in the type of development proposed.
3. Corporate organization and development capability to complete the redevelopment of the Site.
4. Financial capacity to undertake a project of this magnitude at this time.

VIII. Gilbert Council Action

Gilbert reserves the right to request additional information, or revisions of material submitted by the proposers during the selection process. The proposals will be reviewed by Gilbert staff, select members of the Council & Redevelopment Commission, and others as deemed necessary for recommendation to the Council. Acceptance of any proposal may be made at any regular meeting of the Council within sixty (60) days after the date set for receipt of proposals or within such longer period as may be deemed necessary by the Council.

Gilbert reserves the right to reject all proposals regardless of reasons and re-advertise the availability of the site, if appropriate to do so.

IX. Final Agreement

After Council acceptance of the selected proposal, Gilbert and the selected proposer shall enter into a development agreement within ninety (90) days or Gilbert shall have the right to negotiate with other proposers. Selected proposer shall deliver a \$10,000.00 "good faith" deposit to Gilbert within ten (10) working days of the Council's acceptance of the applicant's proposal. Such deposit shall apply to the final purchase price and shall be refundable to the proposer if a final agreement is not entered into and the proposal does not receive final development approval (including without limitation, zoning, elevations, site plan, traffic flow, etc.) of the Project Use.

X. Price, Conditions, and Method of Conveyance

The conveyance of the site will be made pursuant to a negotiated Purchase Contract between Gilbert and the selected proposer. The sale price of the land to the proposer will be negotiated between the parties with consideration by Gilbert to be made on an independent appraisal of the real estate and other considerations particular to the proposed development. The appraisal and other information prepared for Gilbert is available to interested proposers.

XI. Proposal Submission

Proposals shall be delivered prior to 12:00 Noon October 20, 2006. Proposals received after that time and date will not be considered. Submit eight copies of the proposal and all related materials.

Proposals shall be addressed to:

Town Clerk's Office
Town of Gilbert
50 East Civic Center Drive
Gilbert, Arizona 85296

And shall be clearly labeled on the outside: PROPOSAL FOR PURCHASE AND REDEVELOPMENT OF THE NORTHWEST CORNER OF GILBERT ROAD AND VAUGHN AVENUE.

All proposals submitted shall be considered public records of the Town.

For any additional information about this Request for Proposals, please contact Mr. Greg Tilque at (480) 503-6865, Fax (480) 503-6170, TDD (480) 503-6080 or gregt@ci.gilbert.az.us.