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New Construction – Request for Qualifications East 185th Street, between Pasnow and Naumann Avenues, Rosecliff and Canterbury

RFQ Information and Instructions

Clients: The City of Euclid
Attn: Callie Cripps, Department of Planning & Development
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Greater Collinwood Development Corporation
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Proposers please direct questions and proposals to Callie Cripps, Economic Development Manager, Planning & Development Dept at the City of Euclid via email to ccripps@cityofeuclid.com

All communications will be shared between the entities.

REQUEST OVERVIEW

The City of Euclid and Greater Collinwood Development Corporation seek proposals for a market analysis and community planning process for a site of cleared, currently vacant land on the unique East 185th Street commercial corridor, spanning the full blocks on either side of E. 185th Street between Pasnow and Naumann Avenues and Canterbury and Rosecliff. The Euclid portion of the site is comprised of 5 parcels, varying in size and totaling 1.382 acres, presently within the City of Euclid's ownership. The Cleveland portion of the site includes 4 primary parcels (1 ancillary), four of which are controlled by the City of Cleveland or by GCDC, and 1 is being held by a private owner. The Cleveland/GCDC sites total 1.473 acres.

The site is less than ½ mile from the Lake Erie shoreline, significant employment centers along Lake Shore Boulevard, and numerous local businesses, among other distinct assets. East 185th Street borders Cleveland and Euclid, and is regionally connected via access to Interstates 90 and 271, as well as multiple Greater Cleveland Regional Transit Authority bus routes. East 185th is also undergoing a streetscape refresh to be completed in mid-2023.

The City of Euclid and Greater Collinwood Development Corporation seek qualifications from a neighborhood planning consultant to conduct a market analysis, community engagement and vision for the site. A community-driven process will drive the outcome. Firms and teams interested in the Project should

be well versed in developing market analysis and master or site plans with robust public and stakeholder input. The resulting site plan should be executable and pragmatic; with contract pricing not to exceed \$25,000.

This planning process is critical to accomplish three primary goals:

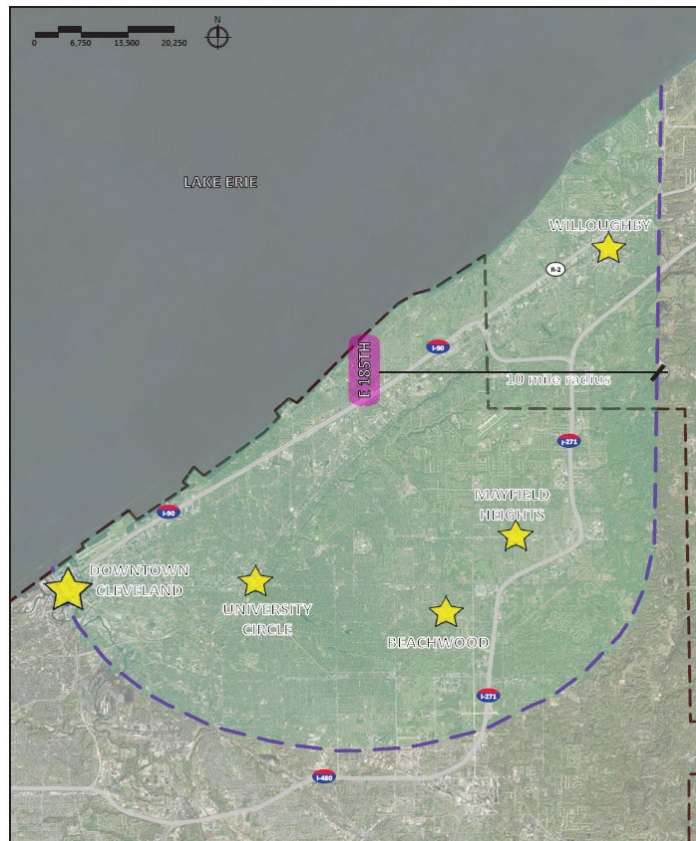
- 1) Conduct a market analysis for the site to include market overview, past current and future market trends, quality of life and amenities, and housing types with highest demand. This will be used to inform feasibility of new construction for the site.
- 2) Engage the existing businesses and residents of the E. 185th middle market community as well as other North Shore Collinwood stakeholders to co-create a vision for the future land use of the site.
- 3) Create a final report, which The City of Euclid and Greater Collinwood Development Corporation can use to attract qualified developers to propose real estate development for the sites.

Any accepted proposals are subject to approval by Greater Collinwood Development Corporation, Euclid City Council, the City’s Architecture Review Board and/or the Euclid Planning and Zoning Commission, among other related bodies.

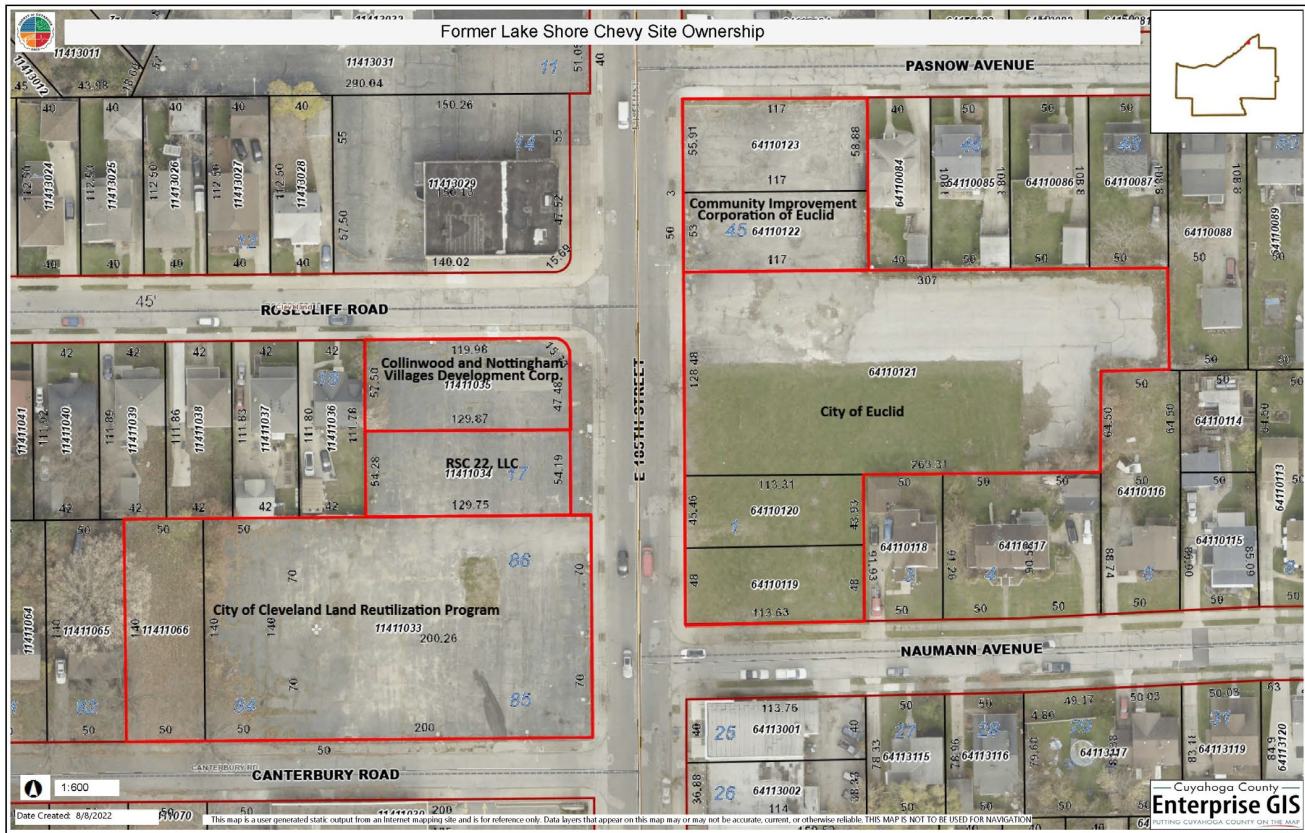
The deadline for submissions is November 15, 2022.

PROPOSAL UNDERSTANDING

The intent of the RFQ process is to identify qualified market analysis and planning consultant and project teams. The RFQ and selection process will be facilitated by the City of Euclid and Greater Collinwood Development Corporation.



SITE INFORMATION:



Parcel Data

Parcel	Deed Owner	Parcel Address	City	Total Acreage
11411035	GREATER COLLINWOOD DEVELOPMENT CORPORATION	542 E 185th	CLEVELAND	0.173
11411033	CITY OF CLEVELAND LAND REUTILIZATION PROGRAM	560 E 185TH	CLEVELAND	0.803
*11413031	CITY OF CLEVELAND LAND REUTILIZATION PROGRAM	534 E 185TH	CLEVELAND	0.336
11411066	CLEVELAND LAND REUTILIZATION PROGRAM	18311 CANTERBERRY	CLEVELAND	0.161
11411034	RSC 22, LLC		CLEVELAND	0.161
64110123	COMMUNITY IMPROVEMENT CORPORATION OF EUCLID	531 E 185TH	EUCLID	0.158
64110122	COMMUNITY IMPROVEMENT CORPORATION OF EUCLID	535 E 185TH	EUCLID	0.134
64110121	CITY OF EUCLID	543 E 185TH	EUCLID	0.846
64110120	CITY OF EUCLID	549 E 185TH	EUCLID	0.119
64110119	CITY OF EUCLID	553 E 185TH	EUCLID	0.125

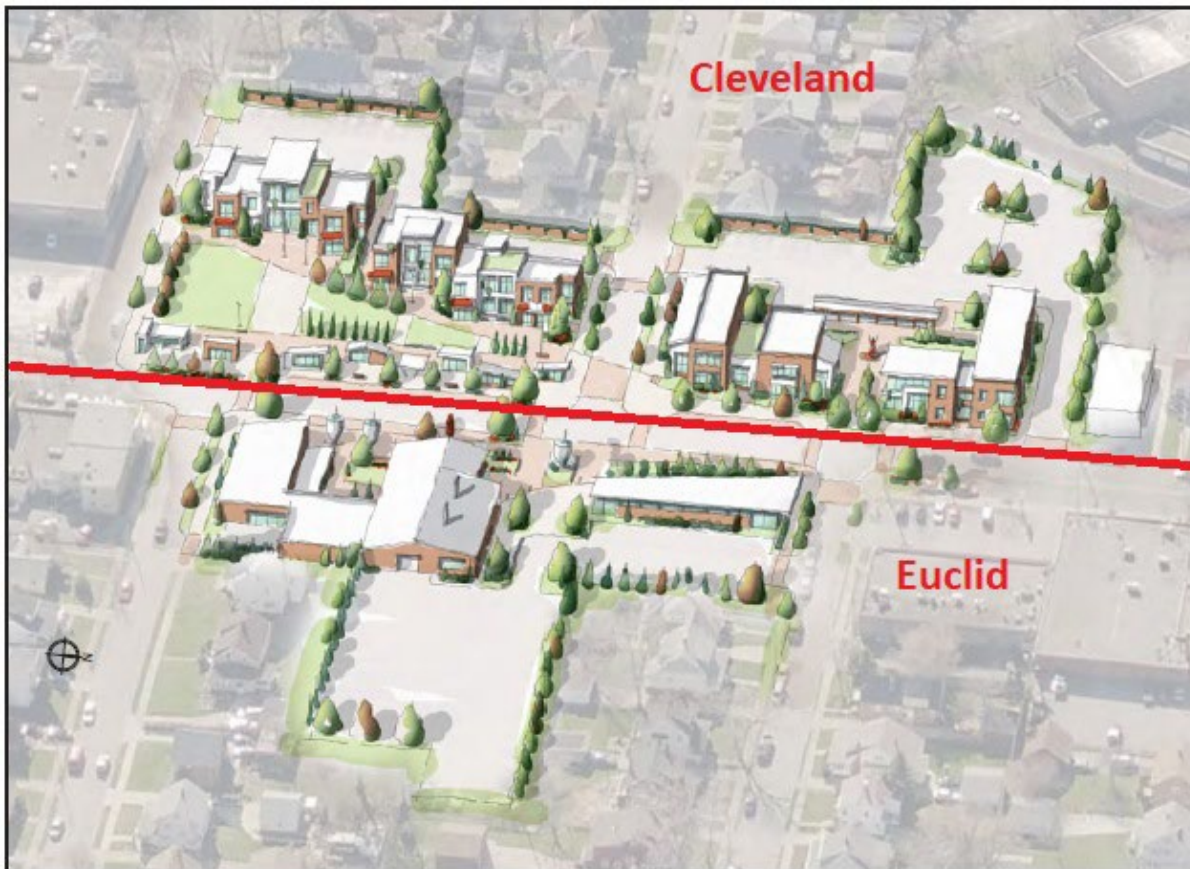
DEVELOPMENT GOALS

Redevelopment objectives for this currently vacant property, near the northern end of the corridor, center around attracting appropriately scaled, pedestrian friendly uses that serve local neighborhood residents and attract new visitors to the area. New development should encourage visitors to remain on East 185th Street to experience multiple shopping, dining, and entertainment attractions. Highest and best uses would include mixed use developments that include both commercial and residential components.

As outlined in the referenced 2016 corridor plan, the potential development opportunity transcends municipal boundaries – which include parcels in the City of Euclid, as well as in the City of Cleveland. Both municipalities have site control of the parcels listed and believe the impact of a potential redevelopment would be far greater if the sites were viewed as one project versus separately.

Sustainable and innovative development principles are highly encouraged. This includes, but is not limited to, storm water management, renewable energy and materials selection, public green space and green building practices (LEED or Enterprise Green Communities).

Here a conceptual rendering as depicted in the 2016 corridor plan:



SUBMISSION REQUIREMENTS

Interested firms shall submit their qualifications as part of their proposal submission. Respondents are encouraged to include the following information in their submissions:

1. Project Team

- Team member Names, Roles and Responsibilities
- Qualifications and Experience of the individual project team members
- Organizational Chart
- Unique features and benefits that your team provides
- References

2. Relevant prior project experience. Provide up to 3 examples of completed projects that demonstrate:

- Experience with market analysis that incorporate vacant land redevelopment
- Experience working with community stakeholders and facilitating community engagement among diverse groups
- Demonstrated commitment to diversity and inclusion

3. Proposed Submission Timeline

- Release RFQ October 5, 2022
- Responses due by November 15, 2022 in .pdf format
- Review and evaluation by committee, selection of chosen firm by November 30th, contract with consultant must be signed and executed by December 15th, work to begin in January 2023

4. Work Product Expectations

- Community outreach and scheduled input sessions completed by March 31, 2023
- Update meetings bi-weekly throughout the duration of the process

Finished analysis and proposal expected to be submitted by June 30, 2023