

CITY OF BUFORD
LAND ACQUISITION AND DEVELOPMENT
Miscellaneous Single Family Residential Properties

Request for Proposals

I. Summary.

The City of Buford and Buford Downtown Development Authority (herein after referred to as the “City”) hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of certain City-owned property located within the City of Buford. Said properties contain Property A – 2.32 acres, Property B – 1.965 acres, Property C – .52 acres. Property A is located on North Harris Street, Tax Parcels 7-294C-064, 7-294C-077, Property B is generally bounded by West Park Street and South Alexander Street, Tax Parcels 7-294A-070, 7-294A-071, 7-294A-072, 7-294A-082A and 7-294A-082, Property C is located on South Hill Street, Tax Parcel 7-295B-079.

The City envisions a project primarily containing a mix of small lot single-family houses complementing the downtown historic district. The City does not envision a standard residential subdivision. Instead, it seeks a well-planned project that includes downtown-style elements, such as alleyways and buildings in close proximity to the street, provide roadway connectivity and quality walkways and sidewalks to connect to existing pedestrian infrastructure and provide for meaningfully green open spaces.

II. Design Guidelines.

Attention to appropriate architectural detailing, proportional massing, and other similar elements are essential and required. Craftsman, Victorian, or Traditional home styles with a mix of materials including brick and stone with architectural accents of cedar shake, siding, stucco or similar. All homes shall include at a minimum a two-car front-loaded garage. A two-car rear loaded garage is required with alleyways with a minimum of 20’ wide driveways. Setbacks on all properties: 5’/15’ side, 25’ front, 15’ rear. Below are detailed requirements for each property:

1. Property (A) - North Harris Street:
 - I. Minimum square footage of homes shall be 1800 square feet, which shall exclude the basement and garage.
 - II. Roadway improvements pursuant to City Code of Ordinances where properties have road frontage
 - III. Sidewalks on the south side of the road as approved by the Planning Director or alternative plan as approved by the Planning Director.
 - IV. Yards shall be grassed with sod. At least one (1) tree in the front yard.

2. Property (B) - Alexander Street and West Park Street:
 - I. Minimum square footage of ranch style homes shall be 2200 square feet and 2400 square feet for two-story homes.

- II. Roadway improvements pursuant to City Code of Ordinances where properties have road frontage
- III. Sidewalks on West Park Street and South Alexander Street pursuant to the City Code of Ordinances as approved by the Planning Director
- IV. Yards shall be grassed with sod. At least (1) tree in the front yard.

3. Property (C) - South Hill Street:

- I. Minimum square footage of ranch style homes shall be 2800 square feet.
- II. At least one house shall have the front elevation facing South Hill Street with a rear loading garage. Any garage shall not be visible from South Hill Street.
- III. Yards shall be grassed with sod. At least (1) tree in the front yard.

The City has adopted *Design Guidelines* for the overall areas of the City and expects to migrate those design criteria to this development in order to guide massing and design. Familiarity with and a willingness to follow these standards is necessary and will provide helpful guidance with final building and site design.

III. The Property.

The subject properties consist of approximately .52 acres +/-, 1.965 acres +/- and 2.32 acres +/- . The City will maintain an easement on the 1.965 acre tract.

IV. Zoning.

The .52 acres property is currently zoned Multi-Family (RM), the 1.965 acres are a combination of Public (P) and Residential (R-100) and the 2.32 acres Commercial (C-2) and Residential (R-100) under the City's 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates rezoning the properties to a site plan specific planned development.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

V. Restricted Uses.

All parcels will be expected to contain certain deed covenants restricting any uses that relate to adult entertainment, adult video and bookstores, pool halls, tattoo parlors, vehicular sales or services uses and other relevant elements to be negotiated and subject to the selected design.

VI. Infrastructure, Environmental, Other.

All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated

with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

Acreage

Representations of acreage are believed to be accurate, however, the DDA/City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

VII. Demographics.

The City of Buford is located approximately 35 miles from Atlanta and has excellent access to I-85, I-985, Buford Highway and Peachtree Industrial Boulevard. The City operates an independent school system that was ranked No.1 in the State of Georgia by *Niche.com*.

Greater Buford Area

The City limits of Buford currently encompass approximately 17 square miles and contain approximately 14,000 residents. However, the City is part of a much larger rapidly growing area. The 30518 and 30519 zip codes represent the “Greater Buford Area.” The Greater Buford Area includes portions of unincorporated Gwinnett and Hall Counties.

VIII. Pricing and Compensation.

In addition to appropriate financial remuneration, the City has a number of specific performance standards, goals and expectations that should be part of any successful proposal.

The successful proposer will provide a combination acceptable compensation and attention to city goals to be detailed in the proposal.

IX. Downtown Development Authority.

At the time of the sale, the City’s Downtown Development Authority will be the owner of the property. As appropriate, the DDA is willing to consider creative mechanisms to take advantage of their tax-exempt structure and benefits.

X. Proposal Submittal Requirements.

Proposals shall be submitted in the following order and format. Multiple proposals/alternatives by a single developer may be provided. However, for clarity each alternative shall be submitted as a separate proposal.

1. Credentials:

- a. Identity of developer, including the development team’s organizational structure and names and address of principals. List the composition of development team.

- b. The development team's professional qualifications and experience in development, financing and leasing/management of comparable projects or if leasing/management will be outsourced, the credentials of the proposed manager.
- c. Evidence of the development team's financial capacity to undertake the proposed project including bank references.
- d. Provide information of comparable experience with residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar developments. Provide project information (such as size, location, development type, etc.) pictures, sketches, and other relevant details for said projects. Provide contact names and addresses for each representative project.

2. Project Proposals:

- a. Project Description: Provide a written project description of the proposed project that includes, at a minimum: 1) square footages of buildings 2) number of buildings; 3) building heights and number of stories; 4) architectural theme or character (including exterior building materials); 5) method of construction; 6) phasing; 7) anticipated build-out value; HOA structure, fees, services, etc. and 8) other items that may be of interest. Project density would be envisioned to be approximately 4 units/acre. Density may increase and lot sizes reduced as open space and park area are introduced to the development.
- b. Development Plan: Provide a detailed conceptual development plan that includes, at a minimum, 1) approximate configuration of proposed residential structure(s) on respective lot; and 2) site access.
- c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s) including identification of any architectural elements (e.g. stone, brick, amenities, etc.). Said rendering should depict the look and character of the proposed buildings.
- d. Market Feasibility (optional): Provide copies of any relevant private studies or reports used to generate said proposal.
- e. Other: Provide any other relevant information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

One (1) original and 5 (five) copies of the proposal in an 8.5" X 11" bound document must be provided. Larger illustrative drawings may be submitted separately. However, these drawings must also be reduced and included within the 6 bound documents. All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4:00 pm on November 9, 2017.

XI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities, and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

1. Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means:

- a. Contributes to the economic viability of the City of Buford;
- b. Increases employment and/or residential opportunities;
- c. Contributes to smart-growth principles;
- d. Provides quality design that blends with the overall efforts in the nearby and surrounding area;
- e. Will provide adequate future control and management to insure a long-term sustainable project.

2. Design. The successful Proposer(s) will have demonstrated a willingness and understanding of the heightened design goals of the City.

- 3. Compensation.** As overall compensation to the City please include a per parcel price. Bidder may bid on any or all parcels, however, individual parcel bids will be considered by the City.

For additional information and an emailed copy of this Request For Proposals, contact Kim Wolfe, Planning and Zoning Director, kwolfe@cityofbuford.com or Bryan Kerlin, City Manager, bkerlin@cityofbuford.com.

XII. Contractual Issues.

Upon the selection of one or more bidders, the City will enter into a purchase/sale agreement that among other items will allow the purchaser 60 days to perform appropriate due diligence and obtain approval of architectural plans and zoning. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.