



**Request for Qualifications &  
Request for Development Proposals  
Southeast Corner of W. 44<sup>th</sup> Avenue and Wadsworth Boulevard  
Wheat Ridge, Colorado**

**RFP Release: June 9, 2008  
Responses Due: Noon on August 8, 2008  
To the offices of Wheat Ridge 2020, Inc.  
4350 Wadsworth Boulevard, Ste. 420  
Wheat Ridge, CO 80033  
720-259-1030**

## **Introduction**

Wheat Ridge 2020, Inc. (WR2020) on behalf of the City of Wheat Ridge Urban Renewal Authority (WRURA) is releasing this RFP for an infill development tract. WR2020 is a private non-profit development corporation working in partnership with the city to reposition commercial and residential real estate within the community.

## **Site Description**

**Location:** This 7.4 +/- acre tract is located less than 200' east of the Wadsworth Blvd. and W. 44<sup>th</sup> Avenue intersection with its predominant frontage on W. 44<sup>th</sup> Avenue (the "Property"). The Property is approximately ½ mile south of the Interstate 70/Wadsworth Boulevard interchange. Weekday traffic counts along Wadsworth Boulevard, a regional arterial through Jefferson County, average 44,000 cars per day. The 1<sup>st</sup> Bank Building, which is not a part of this Property, anchors the intersection's southeast corner and sits just west of and adjacent to the Property.

Additionally, the site is approximately one mile northeast of the Exempla Lutheran hospital complex. The hospital employs 2400 persons and sees 160,000 outpatients and 20,000 inpatients per year. Exempla Lutheran is currently undergoing a \$225,000,000 redevelopment pursuant to a master facility plan.

The Property is predominately vacant except for a 34,800 +/- s.f. commercial building. It is assumed that this building will be demolished as part of a redevelopment.

Adjacent to the Property are two “out” parcels, a Panda King restaurant to the east of the 1<sup>st</sup> Bank Building and an auto repair shop at the corner of W. 44<sup>th</sup> and Upham Street. These parcels are currently not a part of this RFP. WR2020 has entered into discussions with the property owners of the two “out parcels” regarding the potential inclusion of these properties within the property proposed to be redeveloped.

### **Property Ownership**

The Property is under the ownership of the Wheat Ridge Urban Renewal Authority.

### **Environmental Due Diligence**

WR2020 has completed Phase I and II analyses for the Property. According to the analyses, there is no evidence of contamination on the vacant portions of the Property either surface or subsurface. The building located on the Property does contain asbestos material. Copies of the Phase I and II reports are available for review at the offices of WR2020.

### **Wheat Ridge Water District**

The Property is within this water district which obtains its water from the City of Denver. The infrastructure, both internal and external to the Property is in need of upgrading.

### **Redevelopment Vision**

The vision for an infill development project is mixed use in nature executed by a master developer. Subdivision of the Property into incremental pad uses with large expanses of parking is not desirable. Uses initially envisioned include office, commercial and cluster residential. There is also the potential for civic uses and possibly the new branch of the Wheat Ridge library (Jefferson County library district). Integrated utility, vehicular, pedestrian and public space systems are also assumed.

In order to depict a redevelopment vision, WR2020 prepared a conceptual master plan for illustrative purposes. A copy of the plan is included as an attachment. The developer selected for this project will not be held to the specific site layout or land use mix depicted. Those responding to this RFP however should take note of the overall objectives outlined in the plan. Lastly, please note that the conceptual plan includes several parcels that are not included in the RFP at this time. Some parcels may have the potential for future incorporation into the tract. Current “out parcels” are the Panda King restaurant and the transmission shop on W. 44<sup>th</sup>, the 1<sup>st</sup> Bank Building and the former Gemini restaurant pad site on Wadsworth Blvd., south of the bank.

### **Zoning/Other Adopted Public Policy Documents**

The following regulatory documents apply to the property:

**City of Wheat Ridge Wadsworth Boulevard Corridor Redevelopment Area Plan.**

The plan was adopted in October of 2001 after City Council determined that blight existed along and in the vicinity of the Wadsworth Boulevard corridor from W. 35<sup>th</sup> Avenue to W. 44<sup>th</sup> Avenue. This plan defined an urban renewal area and controls the land area, land use, building requirements, timing of development and the procedure for plan implementation. The plan can be reviewed on the City of Wheat Ridge's web site, [www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us), under Departments; Community Development; WRURA.

**City of Wheat Ridge Wadsworth Corridor Subarea Plan.** Adopted in August of 2007, this study examined land use redevelopment and Wadsworth Boulevard transportation improvements. The Colorado Department of Transportation (CDOT) anticipates the need for a future reconstruction of the roadway, including the need for additional right-of-way. The findings and recommendations of this study will assist the city in positioning itself for discussions with CDOT regarding the street reconstruction. Additionally, roadway improvement implications to adjacent property owners and revitalization activities are of paramount concern and were evaluated in the study. It is not anticipated that W. 44<sup>th</sup> Avenue will be impacted as part of the upgrading of Wadsworth Boulevard. The plan can viewed on the City of Wheat Ridge's web site, [www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us), under Departments; Community Development; Subarea Plans.

**Zoning.** Two commercial zone districts currently overlay the Tract, C-1 and Planned Commercial District (PCD). Both are inconducive to a master planned, mixed use development and would require the Property to be rezoned. WR2020 and the city are currently exploring options for a flexible, mixed use zone district for this Property and adjacent tracts. WR2020 is prepared to support a developer in the rezoning process.

## **Potential Incentives**

Since this Property has been prioritized as a significant infill opportunity within the city, the following incentives will be considered by either the Urban Renewal Agency and/or the City of Wheat Ridge.

**-Urban Renewal Tax Increment Financing (TIF).** Given the Property's location within an urban renewal area, TIF financing is potentially available subject to the approval of the WRURA and City Council.

**-City Sales and Use Tax Rebates.** The Enhanced Sales Tax Rebate Program (ESTIP) rebates sales tax. A second program, the Business Development Zone, can potentially rebate sales, use and other development fees. TIF financing cannot be used in conjunction with the ESTIP program. All incentive programs must be approved by City Council.

**-Land Bank Incentive.** WRURA will sell the property to a developer under a negotiated redevelopment contract, and hold a subordinate note and mortgage on the land. The Note will not require any payments through a specific timeframe of the redevelopment period, and will become due after completion of a certain percentage of specified activities as outlined in the development agreement.

**-Federal New Market Tax Credits and Community Development Block Grant (CDBG)**

**funding.** Both are potential sources of financing for this project, but are subject to various federal restrictions on the types of uses and activities which can be assisted. The funds are administered by the Colorado Housing Finance Agency (CHFA) and Jefferson County respectively. The Property is within a geographic area eligible for either category of funds.

**-Brownfield Clean-Up.** Due to the presence of asbestos in the commercial building on the site, remediation activities will be necessary to demolish the structure. The State of Colorado offers a Brownfield Clean-Up Revolving Loan fund for property owners. The fund is administered by the Colorado Housing Finance Agency (CHFA) and the Colorado Department of Public Health and Environment (CDPHE). Repayment options are intended to be flexible and negotiable. Additionally, the former owner of the building has escrowed funds for a portion of the clean-up.

**-Façade Improvement Funds.** The Wheat Ridge Business District is a non-profit organization which promotes the local business community. It offers a façade improvement reimbursement grant. \$14,000 is available per building. Funding is subject to availability and approval the district's board of directors. WR2020 administers this program for the district.

**-Other Types of Assistance.** Requests for other types of project assistance will be considered based upon the demonstrated needs of the project.

## **Submittal Requirements**

Please submit six (6) copies of your proposal addressing each item listed below. You may submit additional information deemed relevant to the proposal.

1. **Overall redevelopment concept for the Property.** Summarize as cover sheet.
2. **Developer Credentials.** Please include:
  - Corporate structure and resumes of principals
  - Number of Years company has been in existence
  - Overview of development experience of company and principals, list urban/suburban infill development projects the firm has completed
  - Experience in public/private partnerships, list projects and other participants in the partnership, describe your role in the project

- List any significant past or pending litigation, disputes or bankruptcies of your company, controlled or parent entities or any employee involving development activities.
  - Discuss if previously terminated from a project and the nature of the circumstances.
  - List other projects the company is currently involved in
  - Financial readiness to undertake project
3. **Initial Assessment of Markets/Users for the Project.** Discuss your proposed land use mix and the markets to be served. Be candid about market strengths and weaknesses.
  4. **Master Developer.** Outline your approach to the project as a master developer. Include governing structure, marketing, design standards, long term management and so forth.
  5. **Describe Approach to Project Financing.**
  6. **Outline a Conceptual Project Time Line.**
  7. **Discuss other Issues Deemed Relevant to Your Proposal.** These could include sustainability features such as LEED certification, environmental management best practices and so forth.
  8. **References.** Please provide three references who can attest to the company's development performance.

## **RFP Review and Selection Criteria**

Proposals will be evaluated by a team consisting of City, Urban Renewal Authority and WR2020 staff. A short list of developers to interview will be prepared. Following the interview process, a preferred developer will then be recommended to the Urban Renewal Authority Board of Commissions for their consideration.

### **Review and Selection Criteria:**

1. Developer's land use and market vision for the Property as balanced against the redevelopment goals and objectives as outlined in the conceptual site plan prepared by WR2020.
2. Qualifications and past experience with infill development.
3. Financial ability of developer to undertake the project.
4. Commitment to a sustainable development concept, including a willingness to pursue building and tenant LEED certifications and physical site sustainability best practices related to drainage, lighting, xeric landscaping, permeable surfaces etc.

## 5. Implementation Timeframe.

### **Tentative Schedule of Review Process**

RFP Issued: June 9, 2008

Informational Briefings: Weeks of June 16<sup>th</sup> and 23<sup>rd</sup>, upon request

Proposals Due: Noon, August 8, 2008

Review and Evaluation: Completed by September 12, 2008

Short List Interviews: Week of September 29, 2008

Recommendation of Preferred Developer to WRURA: October 21, 2008

### **Selection of Preferred Developer by WRURA**

The WRURA Board of Commissioners will review the recommendation of the RFP evaluation team. If the Commissioners select a developer, a redevelopment contract will be entered into between the parties. It will provide for a due diligence period.

### **Summation**

All costs incurred in preparing this proposal will be borne by the responding firm. All submittals will be retained by WR2020 and the City of Wheat Ridge Urban Renewal Authority. Property of the WRURA is subject to the Colorado Open Records Act. It is the responsibility of the applicant to assert any claim of confidentiality under state law.

WR2020 reserves its right to modify this review schedule and can make no representations on behalf of the Urban Renewal Authority that a developer will be selected. WR2020 and the WRURA reserve the right to verify the business reputation and other information about a development company and to request additional information as deemed appropriate to this RFP process.

During the RFP process, all communications should be directed to:

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720-259-1030  
[rosborn@wheatridge2020.org](mailto:rosborn@wheatridge2020.org)

or

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Attachment: Conceptual Master Plan