

**CITY OF DAYTON – FORMER GEM CITY ICE CREAM BUILDING SITE
WRIGHT DUNBAR BUSINESS DISTRICT – SOUTHWEST DAYTON**

RFQ Issued: January 13, 2022

by **CHARLES SIMMS DEVELOPMENT**

Proposed Community Name:

Gem City Townes at Wright Dunbar

Setting is of Importance to Dayton, the Nation and the World - Simms Development is honored to submit a concept and proposal for the Gem City Ice Cream site on West Third Street and Wright Dunbar to be considered the preferred redeveloper for the site. While the Wright Dunbar West Third Street National Register Historic District (from Shannon Street to Broadway) is a focal point for Dayton’s aviation and Innovative legacy, it is of importance both nationally and internationally.

The Third Street component of the National Register District and the presence of the Dayton Aviation Heritage National Historic Park also functions as the entry portal for West Dayton and an anchor district for the West Third Street Heritage Corridor. The Corridor which is leveraging its heritage legacy of the innovation of the Wright Brothers and Paul Laurence Dunbar along with the first airplane factory in the world and the historic Veterans Administration Campus (now home to the Veterans Administration Historic Center).

Any redevelopment located within these four blocks should be approached with highest sensitivity and design to strengthen the overall texture, image and impression of this one-of-a-kind Dayton place. It should reflect the scale and architectural story of the heritage of the district while honoring the role that the Gem City Ice Cream Company played on Dayton’s history.

Simms Development Qualifications – Simms Development is pre-eminently qualified to undertake the redevelopment of this site for a live/work residential product. Simms Development has a proven track record of quality live/work real estate development product, timely performance, economic sustainability and contributors to economic activity of Greater Downtown Dayton.

Our center city urban products add to the economic activity of the Greater Downtown by growing residents and the buying power they bring with them (one Greater Downtown resident equals the buying power of four daytime office workers). That economic contribution provides economic stability and sustainability to critical street-level urban lifestyle uses and the overall 21st century value proposition for the new vibrant center-city Dayton.

In addition to the increased buying power that Simms Development is bringing to the renaissance of center-city Dayton with new residents, our new residential products are also growing the downtown workforce. While a number of Simms purchasers live in the downtown, they also work at downtown businesses and our product provides additional economic activity for unique live/work options that is growing the downtown employment base. Our product provides options for in-home services for professionals such as accountants, attorneys, architects and all types of designers. Our product contains a street-level space that can swing as either a small professional office or as an additional space for the lifestyle of each of our residents.

Simms Development has undertaken numerous townhome products that also contribute to robust street-level vibrance since each of our units has its own individual entry door located directly on the sidewalk. That is a critical place-based design feature that many of our newly developed multi-family product is missing. The human activity that activates our streets and sidewalks is a foundational principle of livable streets. In many cases, our product will generate more street/sidewalk activity than some of the street-level 'retail' uses in that the activity of our product contributes to the vibe of the street seven days a week, 52 weeks a year.

We have an exceptional track record on delivering our product in a timely manner with few or little complex financing challenges that occur in many of the other Greater Downtown developments.

We believe that we are uniquely positioned to deliver an immediate next win to the Wright Dunbar Business District that will not languish, linger or cause doubt as the viability of what we are proposing. Wright Dunbar deserves a next project that is developed and delivered in a timely manner to strengthen the confidence and momentum for the Wright Dunbar.

We believe our for-sale town homes will create the foundation for future retail and redevelopment in the Wright Dunbar Neighborhood.

There is plenty of time and many other sites where the marketplace will bring the more financially challenging and complex mixed-use products.

Now is the time to deliver a next project that gets underway in 2022 that is beautiful in design and presents an appearance of a seamless historic streetscape for these four block faces of our Wright Dunbar National Treasure.

Sensitive, Place-Based Design Approach to the Gem City Ice Cream Site -- In order to achieve a sensitive, place-based development product in this district, we have undertaken our own analysis to help shape our proposal:

- Architectural Analysis – We have attached several photographs of the Third Street district at different points in time. We needed to fully analyze these in order to put forth the best possible place-based fit for building product. You will notice that as the character of the district evolved over time, there were houses (some set back from the street) sitting next to two and three-story buildings. We have concluded that our proposal provides the best, appropriate architecturally scaled and designed for the site.
- Scale Analysis – We analyzed the 27 existing buildings in the Third Street National Register District. The following is what we found (refer to our analysis attachment):

- 1 Story Buildings – Five ranging in cornice heights from 12 feet to 16 feet in height;
- 2 Story Buildings – Fourteen ranging from 20 feet to 34 feet in height with most of them averaging about 26 to 28 feet in height;
- 3 Story Buildings – Eight ranging in height from 26 feet to 46 feet in height.

- Design Concept Approach:

- Simms Development proposes a three-story product in appearance that seamlessly fits the historic character of the street walls of the district. We will reuse and integrate architectural components, design features and compatible materials (scale and color) of the Gem City Ice Cream Building into this project for the best possible place-based design fit that is most appropriate to the historic character of the Third Street National Register District.
- Simms Development will construct a product that is a flexible live/work product. Each unit will have an entry/front door to Third Street for a total of 13 street-level doors. Each door will contribute to the vibrancy of the district seven days a week, 52 weeks a year. Each unit provides an opportunity for a modest street-level office for professional services – potentially generating more robust, street-level vibrancy.

Simms Development believes that our place-based architectural, scale and character analyses of the site delivers the best possible solution – if the Community wants to achieve something that has an extraordinary fit for the next step in the development of the Third Street National Register Historic District and contributes to the Wright Dunbar Interpretive Center of the Dayton Aviation Heritage National Historic Park.

We are honored and humbled by this opportunity.

RFQ Specific Requested information (answers in order of questions):

1. Charles Simms Development began discussions with the Wright Dunbar neighborhood in 2018 with the intentions of building along W 5th St. As we began to dig deeper, we understood 3rd street would be the best use for our townhomes. In 2020, we began planning for the Gem City Ice Cream site.
2. Timetable:
 - a. Clean soils and building pads delivered to Simms from City – Fall 2022.
 - b. Site Development work and installation of first building foundation – Fall 2022.
 - c. Completion of first and second building – Closings and move ins – 2023.
 - d. Completion of third and fourth buildings – Closings and move ins – 2024.
3. Simms Development has built 117 for-sale town homes in downtown Dayton over the past 10 years. Simms Development is located in Miami Township, OH and has 12 full time employees. Simms Development has built over 2,500 homes in past 40 years in the Miami Valley. Simms Development has plans to close 50 homes in 2022 and half of which are sold.
4. Charles H. Simms, President. Robi Simms, Vice President. Jody Cornett, Vice President of Construction. Simms Development uses different professional services which include MODA4, Browns and Bills, Atelier Design, Woolpert Engineering and LJB Engineering.
5. Current and Past 5 year communities:
 - a. Beavercreek, OH - Cottages of Beavercreek (84 total homes – 65 sold)
 - b. Springfield, OH - Center Street Townes (34 total homes – 20 sold)
 - c. Centerville, OH - Savannah Place at Yankee Trace (44 total homes – 34 sold)
 - d. Lebanon, OH The Townes at Union Village (7 total homes – 5 sold)
 - e. Springboro, OH - Parkside Row (56 total homes – 56 sold)
 - f. Dayton, OH - Monument Walk (16 total homes – 16 sold)
 - g. Dayton, OH - City View (14 total homes – 14 sold)
6. Simms Development currently uses and in the past used M/WBE contractors/vendors.
7. Simms Development references:
 - a. Anne Walter – Union Savings Bank – 937-478-3711 (Cell) – Brian Nott – Park National Bank - 937-536-9484 (Cell)
 - b. Dave Montgomery – PSE Law – 937-223-1130 (Cell)
 - c. Amy Walbridge – City of Dayton, Bryan Heck – City of Springfield – 937-561-8147 (Cell)

Wright Dunbar
Gem City Site
Place-Based Design &
Development Analysis

Simms Development – February 17, 2022

Development Pattern Analysis:
Historic Sanborn Maps
National Archives

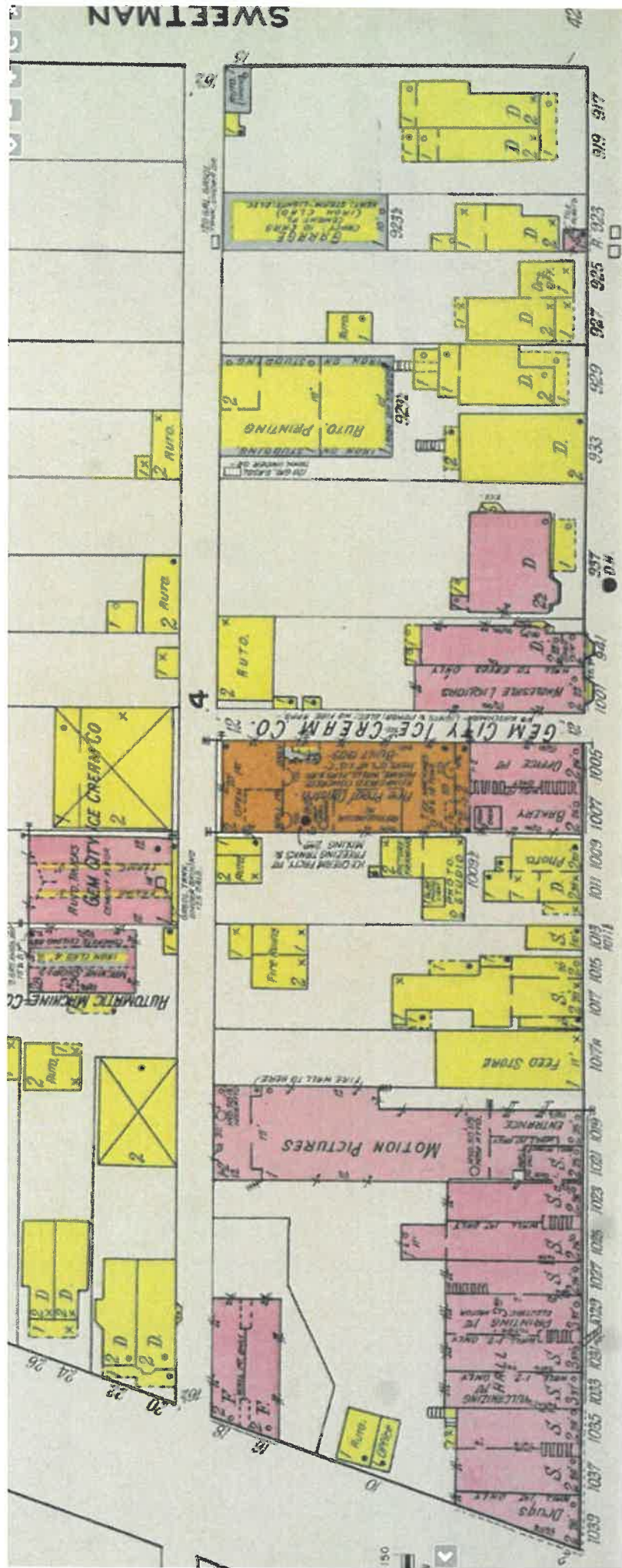
1887 Sanborn Map - National Archive



1887 Sanborn Map – National Archive



1919 Sanborn Map - National Archive

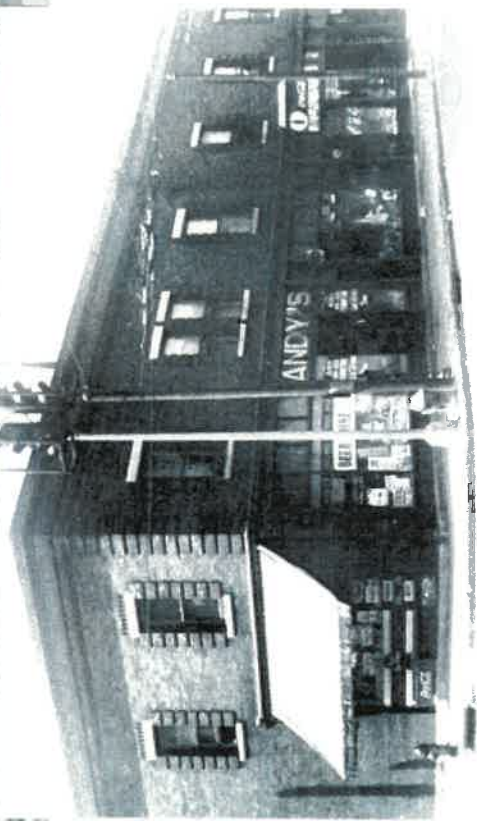
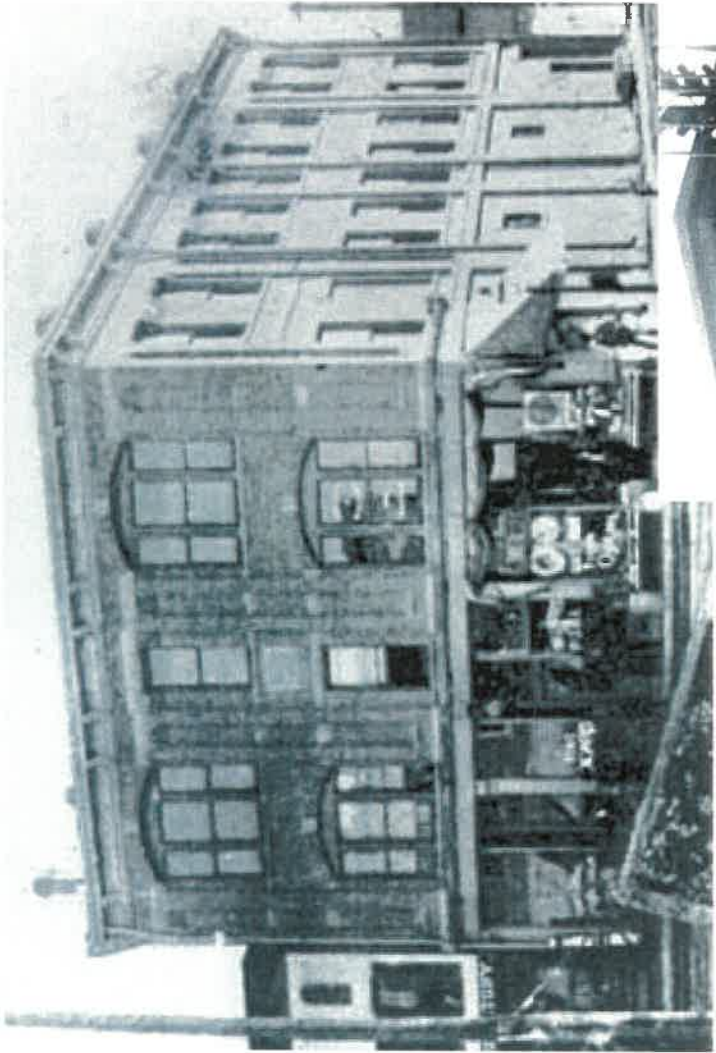
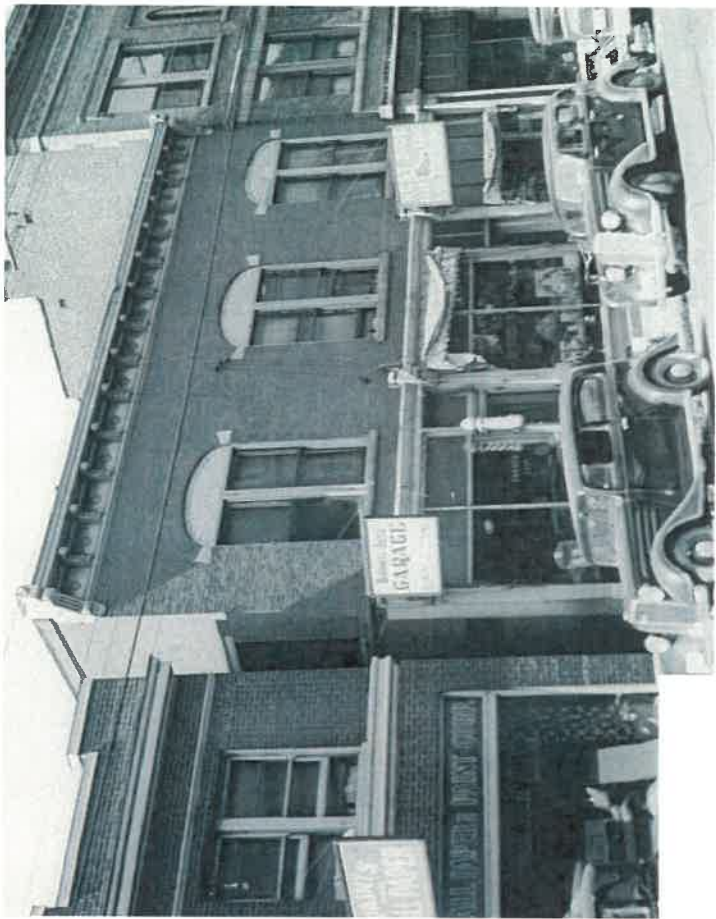


1919 Sanborn Map – National Archive



Architectural Character Over Time: Photo Analysis





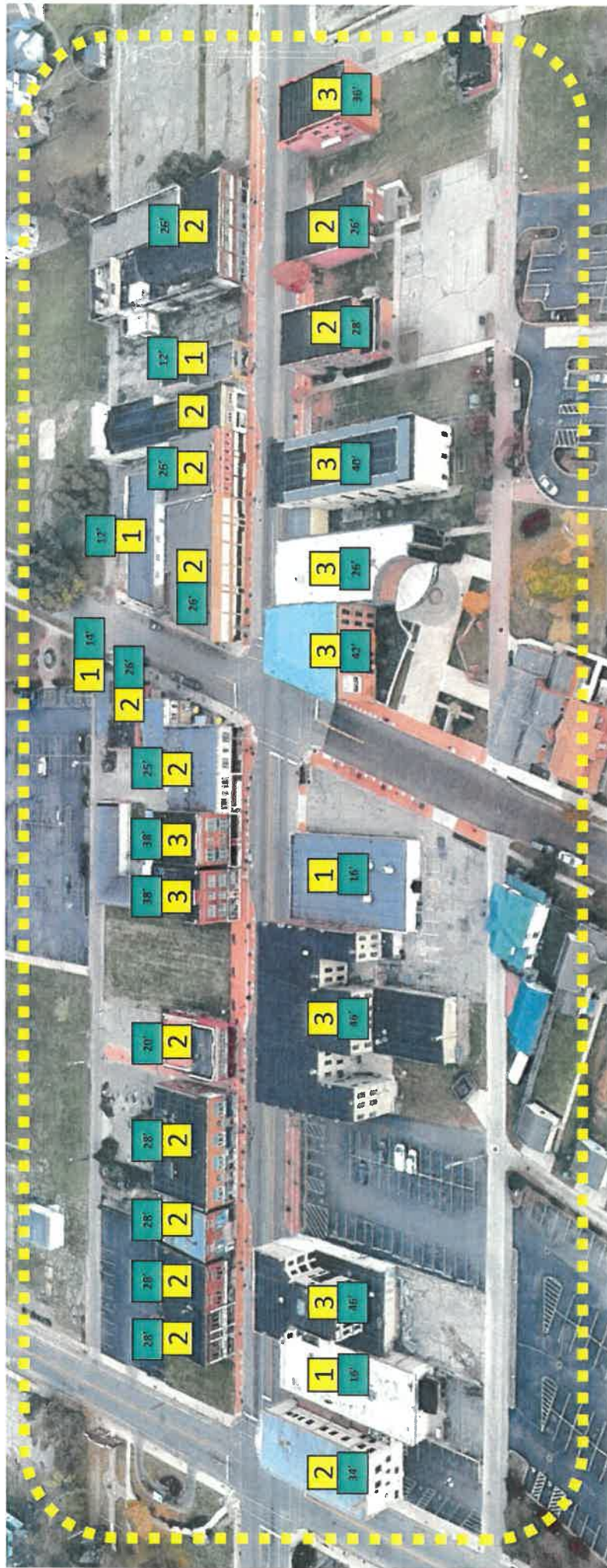




1913



Scale Analysis:
Third Street National Register
Historic District



February 17th, 2022

To Whom It May Concern:

Union Savings has had a positive experience and longstanding relationship with Simms Dev Corp for many years. Starting in 2011 with financing end loans for many of their clients in many developments, including 6 Urban developments in downtown Dayton as well as Springfield OH. We have also financed several of their development projects for several years and have an excellent working relationship between our Corporate Office as well as myself.

Simms Dev Corp is extremely responsive, knowledgeable and a great company to work with. Respectfully,

Anne Walter Lenhoff

Loan Account Executive/NMLS# 641566

cc: Charles Simms
File

Bryan Heck
City Manager



Sincerely,

Please do not hesitate to contact me at (937) 324-7300 or at bheck@springfieldohio.gov if you have any questions or would like further information.

I am writing in response to Charles Simms and Charles Simms Development. The City of Springfield has worked with Charles Simms and Charles Simms Development now for over 3 years. There is no doubt that Charlie and his company will be an excellent addition in the Wright-Dunbar neighborhood in Dayton. Our working relationship with Charlie Simms and Charles Simms Development has been nothing but positive. He is, and has been, very easy to work and communicate with regard to his development in Springfield, Ohio. What separates Charlie from other developers is his ability to execute on a development through public-private partnership. We look forward to a continued relationship with him and Simms Development for future development in Springfield.

To Whom It May Concern,

February 27, 2022

OFFICE OF THE CITY MANAGER





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February 17, 2022

City of Dayton
101 W. Third Street
Dayton, OH 45402

RE: Charles V. Simms Development Corporation – Recommendation

To Whom It May Concern:

I have had the pleasure of working with the Charles V. Simms Development Corporation for decades on a variety of their residential development projects. Those projects span many communities through the Miami Valley, including multiple projects in the City of Dayton. Their projects such as Patterson Square to Monument Walk have provided excellent housing choices and been catalysts for additional development.

The company has been a longtime supporter of the City of Dayton and the region and consistently delivers high quality housing products for which the community and homeowners are proud to call their own.

Sincerely yours,

PICKREL SCHAEFFER & EBELING CO., LPA

David H. Montgomery

DHM/lap

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