



Request for Qualifications

Former Gem City Ice Cream Building Site

Wright Dunbar Business District - Southwest Dayton



RFQ Issued: January 13, 2021

RFQ Deadline: February 17, 2022

Issued by the City of Dayton, Ohio

For information Contact:

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INTRODUCTION

Purpose

The City of Dayton is seeking statements of qualifications from real estate developers/development teams to lead the redevelopment of a strategically located 1.1-acre site with along West Third Street into a dynamic mixed-use project that will serve as a focal point for the community. Responses to this Request for Qualifications (RFQ) will be used as part of a multi-phase selection process. The RFQ is intended to pre-qualify respondents that have demonstrated experience with complex, mixed-use urban development projects. Those pre-qualified respondents will then be invited to submit proposals for the project development, including design, construction, financing, ownership, and project management.

Background

The City of Dayton is the ‘birthplace of innovation’ and home to creative entrepreneurs, successful companies, a dedicated workforce, and highly ranked educational institutions. Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. The City boasts a relatively diversified economy with healthcare, education, and manufacturing making up most of the overall economy. Site Selection magazine ranked Dayton the #1 medium-sized metropolitan area in the U.S. for economic development and is also among the top 100 metropolitan areas in both exports and export-related jobs. Dayton also has an abundance of cultural attractions, including the Dayton Aviation Heritage National Historical Park and the National Museum of the United States Air Force, natural resources and recreational opportunities, such as the Miami Valley bike region, which provides over 350 miles of paved, multi-use recreational trails. Dayton has been recognized for a variety of quality-of-life awards and rankings, making it an attractive choice for residents, businesses and employees alike. Dayton is made up of proud, small, and diverse communities each with its own identity and opportunities. The proposed redevelopment site is in one of these communities – Wright Dunbar.

The Wright Dunbar District is a gateway community and portal for all of West Dayton. The business district is located along West Third Street. The West Third Street corridor is a major artery that connects to the downtown and is the entry into the City from West Dayton. It traditionally served as a major retail and professional services, institutional corridor and residential corridor. The Wright Dunbar Business District has been experiencing a progressive reactivation that began in the 1990s. The last 10 years have begun to see market-driven interest, activity and reinvestment that followed the significant investment of the area from the 1990s to 2008. Continued investment of the district will advance the long-desired goal of creating sustainable small business and market rate housing opportunities for this very diverse community and make it a more vibrant city asset.

The Subject Property

The former Gem City Ice Cream Building site, owned by the City of Dayton, is an approximately 1.1-acre parcel that encompass a nuisance building complex constructed in three sections. The first section is located at the southeast corner of the complex. It is a two-story structure with brick exterior walls and a timber internal frame with wood floors and roof structure. The second section is a reinforced concrete two-story building constructed in the early 1900s and located north of the initial building. The third component is an attached reinforced concrete frame structure located west of the first two structures.

Property Area Overview

City and community leadership has identified an exciting new development opportunity in the Wright Dunbar neighborhood. The following points summarize the site's existing conditions as shown on the map on the following page. The next section of this document summarizes key goals for redevelopment.

- The project area owned by the city is a 1.1-acre site. Existing land and buildings to be redeveloped include several multi-tenant mixed use buildings, a vacant restaurant, and a former community theatre. Adjoining these are the Dayton Aviation National Park, several financial institutions, a pharmacy, and under construction a food hall and other entertainment venues.
- The site is served by two interchanges to I-75 within one half mile of site. This national interstate which carries over 130,000 vehicles per day, connects to both I-70 and SR-35. The site is directly adjacent to a local road carrying 14,000 vehicles per day. The newly constructed Third Street Bridge directly connects to downtown Dayton and the Miami Valley bike region, which provides over 350 miles of paved, multi-use recreational trails.
- The site is only minutes from downtown Dayton the University of Dayton, Wright Patterson Air Force Base, Dayton Art Institute, and many urban lifestyle amenities.
- The redevelopment potential of the site is driven by the on-going growth and redevelopment of downtown Dayton. As an inner ring neighborhood Wright Dunbar is primed for new residential development and demand for market rate urban living. Developers have emphasized the importance of first floor retail tenants to the success of their mixed-use development projects and urban redevelopment overall.
- The entire site is zoned Mature Neighborhood Commercial (MNC)/ HD-2. The site is also located in a designated historic district. It is expected that the RFQ will include a compatible mix of residential, commercial, and open space compatible with the architectural content of other historic properties in the streetscape goals of the district is desired.
- Rehabilitation of existing structures or construction of new structures that is similar in bulk and scale as other buildings in the streetscape, compatible with the architectural content of other historic properties in the streetscape, and which contributes to the architectural or historic integrity of the district.
- Redevelopment will encourage the reuse of some or all of these materials from the building, in an effort to create a space or signifier that indicate that the Gem City Ice Cream factory and the original Wright Brother's bicycle shop stood at this site.

PROJECT OPPORTUNITIES

Project Area

The project area represents a significant opportunity to extend the energy of the rejuvenated downtown residential housing market into Wright Dunbar in a manner similar to other near downtown historic neighborhoods. The Miami River historically has been seen as a divider, separating Dayton from greater West Dayton. However new and younger residents increasingly do not see this as a barrier. As rent and home-ownership prices rise in downtown, Wright Dunbar should be prioritized as the next logical neighborhood to capture and meet emerging demand. These inner-ring neighborhoods provide proximity and plentiful land opportunities.

The project opportunities are:

- **Public Space: Office, retail, and restaurant:** Create a unique place where people will want to visit and gather, in addition to shopping, dining, working, and living.
- **Economic Development:** Achieve private redevelopment of reuse parcels that will add to the tax base of the City, help to advance a number of partnership development efforts in the Wright Dunbar Business District, and continue to eliminate deteriorating buildings, blighting influences and functional deficiencies.
- **Residential:** Attract residents to increase vitality of the area by encouraging development that will be of high architectural quality and well-planned site design for maximum efficiency of the entire 1.1-acre site. Development considerations will include use of salvaged bricks in the redevelopment, or the recommendation that the existing Gem City Ice Cream Company masonry sign be repurposed in future development design elements.

Design Expectations

Submittals shall demonstrate that the following guidelines have been considered:

- **Active ground floor along rights of way, especially West Third Street** – The first floors of the site plan shall include active land uses, such as retail, restaurant, or other similar commercial uses.
- **Responding to design cues from adjacent and nearby buildings** – key connective design elements such as streetwalls, architectural expression lines, and building massing are critical in shaping a possible building envelope for any downtown Dayton redevelopment site. That is, one must analyze and identify the fundamental place-based urban design genetics and design cues that make the character of each street corridor important and unique to Dayton. This fundamental design approach ensures linkages to what is uniquely Dayton and establishes a lineage of continuity over decades and generations of change.
- **Density** – a site of this size and location shall yield a high density. For example, a primarily residential development should be of at least 75 dwelling units per acre and at least four stories in height. Responses should target at least 65 percent lot coverage in buildings.

- Should demolition be considered in your team’s development approach, design considerations should include the integration and reuse of use of salvaged bricks in the redevelopment and the recommendation that the existing Gem City Ice Cream Company masonry sign be repurposed in future development design elements.
- Thoughtful arrangement of parking and vehicular access – The primary means of addressing parking should be either at or above grade. The likely preferred scenario for vehicular access is by utilizing the existing or pre-existing east-west alley mouths at mid-block locations of Sweetman Avenue to the east and Williams Street to the west. Concentrating vehicular access points at the mid-block locations will strengthen pedestrian safety and connectivity which would follow fundamental urban design principles.

Directions for Submission

The required submission of the Statement of Qualifications must be submitted in an 8.5” x 11” format. To be eligible for consideration, respondents must submit an original and two copies in a sealed envelope/carton and delivered to Veronica Morris at the City of Dayton Department of Planning, Neighborhoods & Development by 3:00 p.m. on Thursday, February 17, 2022, without exception. The burden of proof for timely submission rests solely upon the entity or person submitting the proposal. Requests for clarification and/or information concerning this project must be submitted in writing to Veronica Morris via email at veronica.morris@daytonohio.gov. No request for clarification will be provided in response to telephone calls.

Timetable

- RFQ available for distribution: January 13, 2022
- Deadline for receipt of Statement of Qualifications: 3:00 p.m. on Thursday, February 17, 2022
- Selection or short list: February 25, 2022

Requirements and Criteria for Statement Evaluation

- Prepare a description of your team’s **development approach** for this site and how it relates to the Design Expectations of the RFQ.
- Include a **preliminary timetable** along with action steps needed to complete the entire project from pre-development through lease-up.
- Provide a detailed description of the **development organization** and its current and past development experience, including financial experience utilizing complex pro formas and the ability to secure and leverage private and diverse sources of funding.
- Highlight the team’s urban design experience. An organizational chart of the members of the development team should be included along with a designation of the individual who is responsible for day-to-day planning and development activities for the overall project team.
- Provide a listing of all **projects** currently underway and/or completed within the last five years.
- Use of M/WBE or disadvantaged businesses in previous development projects.
- Provide at least one **letter of reference** from each of the following types of entities: financial, legal, and public sector sources. Include telephone numbers for each reference.