



REQUEST FOR PROPOSALS
FOR THE PURCHASE & DEVELOPMENT OF
PROPERTY OWNED BY THE
CITY OF ANDERSON, SOUTH CAROLINA



I. STATEMENT OF PURPOSE

In order to promote commercial development within the Central Business District (CBD) of downtown Anderson, the City of Anderson is requesting proposals for the purchase and development of a city-owned property. The property is located at 600 South Main Street at the intersection with West River Street.

The manner in which this property is developed must be consistent with the City's adopted master plans, redevelopment plans and must meet certain criteria as to the use of the property. This RFP contains a description of the property, description of the goals and criteria set by the City of Anderson for the property, and additional information about the site.

II. THE PROPERTY

The downtown Anderson property located at **600 S. Main Street** (TMS# 124-24-12-001, 124-24-12-002) was the location of a former mortuary and most recently offices for the City's planning department. The 7,320 square foot building was demolished in 2019. The site is 34,848 square feet/0.80 acres in size. It includes 209 feet of road frontage on South Main Street, and 182 feet of road frontage on West River Street.



**Property boundaries are highlighted in red.*

The zoning designation for this property is Central Business District (CBD). The property is also located within the Downtown Historic District meaning that any new construction will be subject to design review by the City of Anderson Board of Architectural Review.

III. GOALS FOR DEVELOPING THE SITE

Development of the property shall accomplish the following City goals:

Create Street Level Activity- The project should enhance the activity base of the Central Business District (CDB) in a way that generates activity for downtown.

Ensure Design Quality and Compatibility- The site is located at a prominently visible location in Downtown Anderson. Appropriate urban design techniques and materials should be employed to ensure that the development is compatible with the historic fabric of the Central Business District (CBD). A design review committee will be appointed to review the design of the project and will make a final design recommendation to City Council. This step is in addition to the design review process of the Board of Architectural Review.

Enhance the Tax Base- Enhancing the tax base of the City of Anderson will help grow and sustain a more vibrant commercial district in the core of the community.

Support the vision of “Shock this Block”, a site-specific downtown master plan branded in reference to the iconic moniker “The Electric City”. Funded in part by a grant from the Municipal Association of South Carolina, the plan serves as a roadmap to ensure strategic growth by forecasting development opportunities within seven major “shock blocks” throughout

downtown. In 2019, nearly 1,000 citizens engaged in the process through public forums, creative meetings, design charrettes, and online surveys. A team of local design consultants led this process and developed the plan that is product of a true community venture.



SHOCK THIS BLOCK South Main Gateway
ANDERSON DOWNTOWN MASTER PLAN
 City of Anderson Economic Development

ARNETT MILDROV COMMUNITY DESIGN MAHARAJA RYKIEL SITE DESIGN, INC. February 2019 Scale: 1" = 50'

600 South Main Street is located within the South Main Gateway “shock block” and was identified as a prime site for infill development. The plan suggests that a new building at this site would anchor the current southern gateway with an active mixed-use development including retail, office, and residential uses. A surface parking lot could be located behind the new building with access from River Street and lower Main Street to the south. Overall infill recommendations for this site and the others identified in the South Main Gateway include:

- Ensure that new infill buildings front the street and continue the existing Main Street edge (build to/right-of-way line).
- Construct new buildings to the corner to anchor the intersection as a gateway into downtown, similar to the Municipal Business Center.
- Maintain scale and character of existing Main Street buildings and provide a mix of uses including retail at street level with residential and office uses above.
- Encourage street front activity uses on Main Street such as café/outdoor dining, seating/gathering areas, retail window and outdoor displays, and site amenities/features.

- Provide parking and service access areas behind the buildings wherever possible, avoiding new curb cuts along Main Street.
- Provide clear, safe, and well-lit pedestrian connections along the edges of new buildings and/or through the new building to provide pedestrian connections to off-street parking areas behind buildings.
- Existing Main Street streetscape character and design should be continued at this site. Recommendations include:
 - Extend on-street parking by adding additional diagonal head in parking in front of the site.
 - Extend the pedestrian hardscape treatment to match the current Main Street design.
 - Introduce planters in the streetscape with large upright single stem shade trees.
 - Incorporate additional layers of planting (shrubs, groundcovers, perennials/annuals) under trees in planter pits and other planting areas (ie. bump-outs).

IV. CRITERIA FOR THE PROPERTIES

General eligibility criteria:

Proposals should carefully consider the surrounding context of the property and market it will serve. Proposed property uses should include one or more of the following:

- Retail or restaurant uses identified as complimentary to existing business and a good fit for downtown Anderson
- Mixed-use development that features a residential component
- Tourism-related business or activity
- Cultural arts activities and associated businesses
- Corporate headquarters
- Research and development
- High technology growth business
- Other uses as may be determined by the City of Anderson which meet certain criteria and as are identified more specifically according to the adopted master plans and/or redevelopment plans.

V. INCENTIVES

Economic development incentives and/or development packaging may be offered, provided the use meets certain criteria.

VI. SELECTION

Proposals for the purchase and development of this property will be evaluated according to the following criteria:

- The extent to which the proposed development satisfies a desired or unique niche in the marketplace and helps diversify the economy of the city.

- The level of investment and recognition of historical or architecturally significant buildings or sites.
- The increase in tax/fee revenues that may result from the development.
- The contribution that the development will make toward increased employment and earnings within the city, including the number and quality of jobs created.
- The degree to which the development may potentially stimulate other desirable economic development and/or redevelopment activity (catalytic effect):
- The beneficial economic impact/s the development may have on a particular area of the city, i.e. an area identified by the City of Anderson as needing special assistance, including areas needing revitalization or redevelopment.
- The compatibility of the location of the development with land use and development plans as described by city goals and/or the master plan.
- The beneficial economic impact/track record of any prior development experience with the City.
- The extent to which additional direct or indirect public costs to the city would be necessary, i.e. extending/upgrading public infrastructure facilities and/or municipal services.
- The demonstrated capacity of the developer to finance, market, manage and package this project including the ability to secure tenants.
- The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

VII. GENERAL TERMS AND CONDITIONS

Proprietary/Confidential Information

The offerors are asked for any restrictions on the use of data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations and policy of the City. All proprietary/confidential information must be clearly marked as "Proprietary/Confidential".

Background Check

The City reserves the right to conduct a background inquiry of each developer which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories and reputation in the business community. By submitting qualifications to the City, the developer consents to such an inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

Determination of Responsibility

The City may make such investigation as it deems necessary to determine the ability of a developer to provide full performance as outlined in the qualifications. The developer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any developer if the evidence submitted by or investigation of such developer fails to satisfy the City that such developer is properly qualified to carry out the obligations of a Contract.

Rights Reserved by City

The City reserves the right to amend its evaluation criteria as the City, in its sole discretion, shall determine appropriate, and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Developer or Developers judged best suited to meet the City's goals for the site. Those deemed best suited then may be asked to submit a more detailed proposal.

The City reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. The City may, at its option, interview Developers as part of this selection process. However, selection may take place without such interviews. Therefore, proposals should be complete as initially submitted.

VIII. SUBMITTAL REQUIREMENTS

Anyone submitting responses to this RFP shall include the following:

1. **Letter of Interest** – Include a letter stating the proposer's interest in the project, including a purchase offer for the property and an identified use. Purchase offers should include the land price, the assumptions made to justify the price, and the time needed for closing.
2. **Project Summary and Timeframe** – Provide a written description of the proposed development. Additional graphics, such as initial site plans, may be included as visual aids. The project summary should describe in sufficient detail the concept of the ideal development for the site, overall scope of the project, timeframe within which the proposed project would be started and completed, and any other relevant information. The timeframe should demonstrate the developer's readiness and ability to proceed on the project with time schedules reasonably described.
3. **Qualifications and Experience** – Provide a list of developers involved in the project and an overview of their experience, including a list of previously completed projects comparable in size and scope.
4. **Financial Responsibility** - Demonstrate the capacity of the developer to finance the purchase and development of property including the ability to secure tenants, if needed.

Applicants should provide ten (10) copies of the proposal to the Economic Development offices at 102 North Murray Avenue.

Questions shall be addressed to and the Proposal shall be submitted to:

Mary Haley Thompson
Economic Development Project Manager
City of Anderson
102 North Murray Avenue
Anderson, SC 29625
Phone (864) 934-3375
Email: mthompson@cityofandersonsc.com