



# REQUEST FOR PROFESSIONAL QUALIFICATIONS

Development Proposals for 2141 Front Street

City of Cuyahoga Falls  
Mayor Don Walters  
Department of Development  
2310 2nd Street  
Cuyahoga Falls, OH 44221

**INTRODUCTION & OVERVIEW**

The City of Cuyahoga Falls is seeking a partner to facilitate the development of a key downtown site. The site is located at the southeast corner of Portage Trail and Front Street, and is situated in the center of the newly revitalized downtown district of Cuyahoga Falls.



In 2018, the City reopened Front Street to vehicular traffic, installed significant streetscape improvements, and added on-street parking. This project transformed this area from a struggling pedestrian mall into a thriving downtown district with new restaurants that feature outdoor dining options, retail services, and offices. The City's initial public investment continues to generate additional private investment in an area where opportunities for economic growth were stalled for forty years. The area has become a regional attraction for visitors and residents alike.



**DEVELOPMENT SITE**

The property is located on the south side of Portage Trail at the intersections of Front Street and Riverfront Parkway. The site is easily accessible from one of the three S.R. 8 interchange exits in the downtown area. The 0.65-acre parcel is currently owned by the City and is zoned MU-6 Downtown. The site is also located in the Downtown Historic District. The majority of the site is below the Front Street elevation and the lower portion of the property, adjacent to Riverfront Parkway, is currently utilized for parking.



The site is located in an Economic Opportunity Zone and the Cuyahoga River Community Reinvestment Area (CRA). Additional economic development incentives may be available to the tenants in the development.

## ***DEVELOPMENT OBJECTIVES***

Proposals should address the following project objectives:

1. Provide active retail on the first floor unit(s) and utilize the upper floor space for office or housing options.
2. Complement the newly renovated Front Street developments and businesses.
3. Create activity and population in the city center area, and integrate into the urban downtown experience.
4. Meet the demands of existing and projected market conditions.
5. Activate the streetscape with the consideration of street-side restaurant patios, sitting spaces, and residential balconies.
6. Provide high-quality architecture, landscaping, street treatments that are complementary of the district.
7. Incorporate a piece of public art into the building/site design, whether that be through a mural or statue as approved by the City's public art board.

## ***FORMAT OF RESPONSES***

Respondents must provide the following information:

1. Describe the general development program. The development program should include the varying degrees of mixed-use options that, you believe the market can support in this area. It should also indicate the total number of residential units and the respective approximate square footage of each unit.
2. Describe how your firm would expect the proposed development concept to address the City's objectives as outlined in this document and the Cuyahoga Falls General Development Plan.
3. Provide conceptual plans supplemented with character images or provide examples of other similar projects completed by your company/project team, prioritized in order of relevance to this project (the selection team may visit one or more projects).
4. The City encourages the participation of minority-owned and female-owned business enterprises in the development of the site. Please describe any efforts you have made on past projects to include minority-owned and female-owned businesses, and any steps you intend to take to include minority-owned and female-owned businesses for this project. If so, please provide certifications from the State of Ohio.

5. Outline your recommendations for developing the site through a Public-Private Partnership and the roles that you see each partner playing in the development process.
6. Describe the type of project financing program (both private and/or public) you anticipate needing for implementing this project.
7. Respondents should provide at least three (3) references for whom the respondent has worked with on similar projects. Listed organizations may be contacted to determine the quality of work performed and the experience collaborating among the various project stakeholders.

### ***DEVELOPMENT TEAM QUALIFICATIONS***

1. Name and legal name of entity (if doing business under another company name).
2. Headquarters address, other office locations, and number of employees.
3. Number of years in business.
4. Single point of contact (name, email address, and phone number).
5. Development team, including percentage of time each company principal on the development team is expected to spend on the project.
6. Recent history of successful, high-impact development projects.
7. Experience/ history of successful public- private partnership projects completed by your firm.
8. Statement of access to sufficient equity and debt capital.
9. Commitment to ground lease or other site control arrangements.
10. Statement of ability to successfully navigate the development review/approval process.

### ***EVALUATION CRITERIA***

The following are the primary evaluation criteria that the City plans to utilize in order to select the best qualified firm. The decision of the City will be final and not subject to re-evaluation by the firms submitting a Statement of Qualifications.

1. Responsibility and stability - Such considerations, such as length of time the firm has been in business, length of time principals have been with the firm, financial responsibility, professional liability coverage, etc.
2. Experience - Firms must have experience in developing mixed use projects and/or developing in downtown or urban locations.
3. Location - Such consideration as to the location of the firm's office that will be responsible for project coordination, previous work in the general geographic area, key project personnel office location, etc. The City reserves the right to practice local preference in its selection.

The City reserves the right to conduct interviews with any, all, or none of the responding firms. In the event that the City selection committee deems interviews necessary to select the best firm, the selection committee will establish a meeting via teleconference at a mutually acceptable time.

### ***SUBMITTAL INFORMATION***

Responding developers/development teams shall include in their Proposals all the information that is requested above. The Proposal shall not exceed ten (10) pages.

Additional information regarding the site can be found at <https://www.cityofcf.com/bids>.

The City will accept Statement of Qualifications until **5:00 pm on November 18, 2022**. All Statement of Qualifications should be submitted in pdf format and e-mailed to [rkurtz@cityofcf.com](mailto:rkurtz@cityofcf.com) addressed to Robert Kurtz, Planning Director.

## ***ADDITIONAL INFORMATION***

1. ALTA Survey
2. Mixed Use Design Regulations & Use Table
3. Downtown Historic District Guidelines
4. Cuyahoga Falls Utility Information
5. Subsurface Reports
6. Previous Development Proposal
7. Riverwalk-Boardwalk Plan
8. Historical Photos
9. Public Arts Master Plan