



DEPARTMENT OF PLANNING & DEVELOPMENT

Joe Duffy, Director

Annette M. Blackwell, Mayor

New Construction – Request for Proposals

Former Garden Center Site at Lee Road, Maple Heights

RFP Information and Instructions

Contact: The City of Maple Heights, Ohio
Attn: Department of Planning & Development
5353 Lee Road
Maple Heights, Ohio 44137
216-587-9031

REQUEST OVERVIEW

The City of Maple Heights seeks qualified real estate development proposals for a new construction project on vacant land parcels currently held by the Maple Heights Land Reutilization Program (or “land bank”) and the City at a specific site near the City’s northern border. Parcels are uniquely assembled in a largely contiguous cluster, providing over 5 acres of developable land at this location. Mixed-use project proposals are encouraged.

The City of Maple Heights is ideally situated just 9 miles from both Downtown Cleveland, Ohio and University Circle employment hubs, with optimal access to Interstate Highways I-480, 271, 77 each in very close proximity. Maple Heights is also home to the Norfolk Southern Intermodal rail yard, which serves as a direct pipeline for freight traffic to and from the Port of Cleveland, connecting both commercial trucking and interstate rail traffic with the Great Lakes Seaway and international markets. Nearly 25,000 residents call Maple Heights home and frequent the City’s busy shopping centers – which host a diverse range of locally owned shops, eateries and national chains. The Cleveland-Akron-Canton Combined Statistical Area is home to over 3.6 million people, over 1.2 million of which reside in Cuyahoga County.

The City of Maple Heights seeks to support a qualified, experienced partner to purchase land, and facilitate a contributing real estate project in a timely fashion. Accepted proposals are subject to approval from Maple Heights City Council, the Planning and Zoning Commission, and/or the City’s Architecture Review Board among other related bodies and Departments.

The deadline for submissions is **September 16, 2022 at 4:30 PM.**



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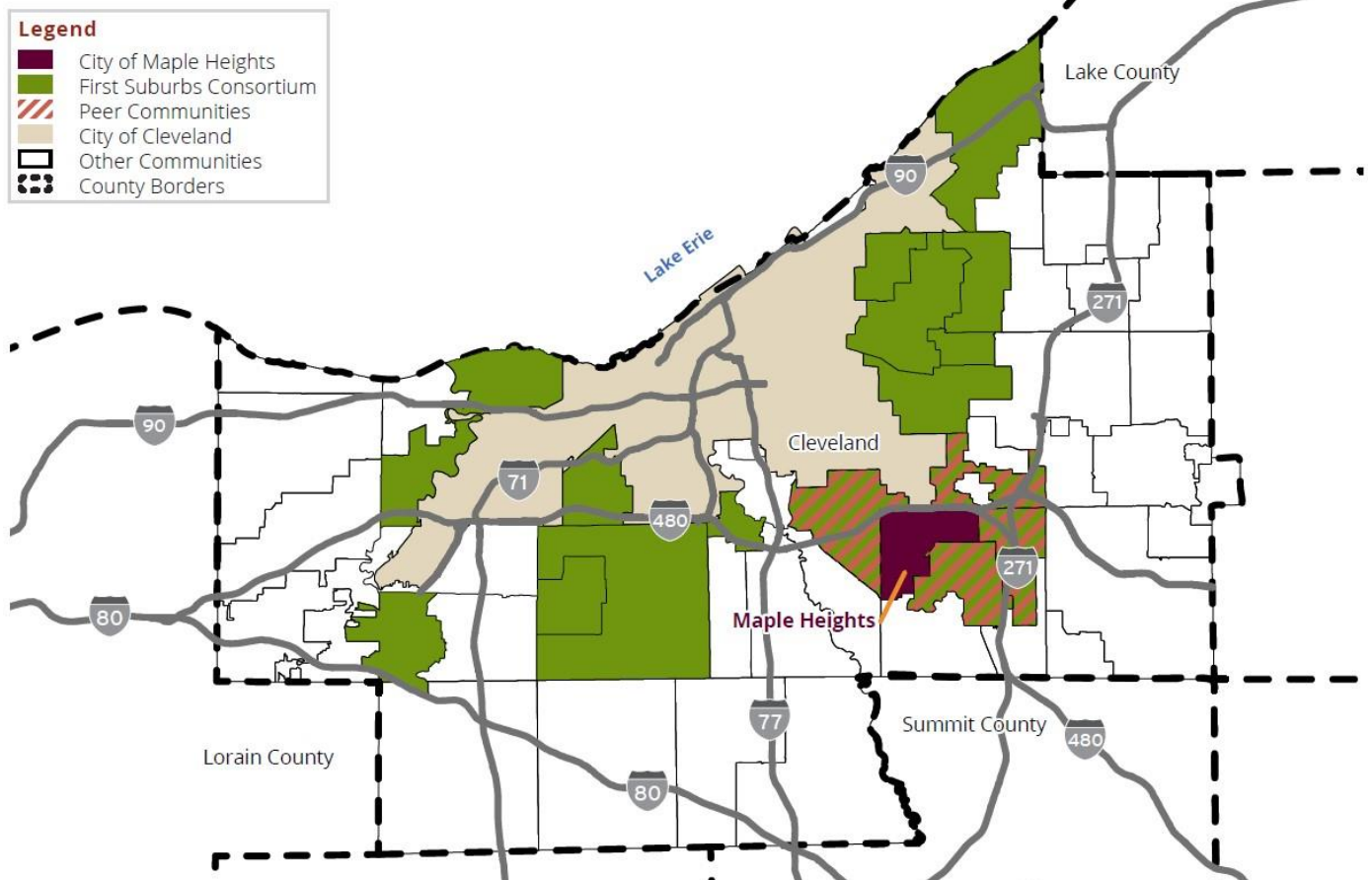
PROPOSAL UNDERSTANDING

The intent of the RFP process is to identify qualified real estate development project teams interested in one or more sites within the City of Maple Heights. Teams are invited to submit site-specific redevelopment proposals for consideration by an evaluation team comprised of representatives of the City. The RFP and selection process will be facilitated by the City of Maple Heights Administrative Staff and finalized by Maple Heights City Council.

The City seeks development proposals designed to increase quality of life and vitality within surrounding districts, grow the residential population, and facilitate economic growth through productive use of currently vacant land.

Relevant information is enclosed to assist applicants in considering their own unique proposals. Projects must align in accordance with the 2019 City Master Plan, which was developed in collaboration with numerous project partners.

REGIONAL CONTEXT



Map provided courtesy of the Cuyahoga County Planning Commission



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SITE INFORMATION

In total, 15 unique parcels are available across one square block of the City, anchored at 5130 Lee Road – the previous site of a now demolished garden center. A combined total of 5.011 acres are available through 13 contiguous and 2 infill parcels, several of which were platted for single family housing, but never built upon.

The parcels are bounded by Lee Road to the East, Raymond Street to the North, Friend Avenue to the South and Charles Street to the West. Interstate I-480 is less than a 1-minute drive (0.2 miles) North on Lee Road, as is a border with the City of Cleveland.

Zoning for the parcels is currently Neighborhood Commercial (NC) and Residential Single Family – Mixed Density (RSF-M). The Department of Planning and Development supports mixed-use proposals which encourage walkability along the Lee Road corridor, and contribute to the overall neighborhood's vitality.

A map identifying the available parcels is attached, and a parcel list including acreage can be found below. Note parcels 781-06-009, 008, 007, 006, 005 are listed as consolidated under 781-06-004 by the Cuyahoga County Fiscal Office. The City encourages applicants to visit the site prior to submitting plans.

Parcel	Address	Owner	Acreage
781-06-004	5130 LEE RD	CITY OF MAPLE HEIGHTS, OHIO	2.170
781-06-049	LINCOLN ST	MAPLE HEIGHTS LAND REUTILIZATION PROGRAM	0.925
781-06-054	LINCOLN ST	CITY OF MAPLE HEIGHTS	0.138
781-06-069	LINCOLN ST	CITY OF MAPLE HEIGHTS LAND REUTILIZATION PROGRAM	0.143
781-06-029	15900 RAYMOND ST	CITY OF MAPLE HEIGHTS LAND REUTILIZATION PROGRAM	0.161
781-06-075	LINCOLN ST	MAPLE HTS LAND REUTILIZATION PROGRAM	0.156
781-06-056	LINCOLN ST	MAPLE HEIGHTS LAND REUTILIZATION PROGRAM	0.138
781-06-057	LINCOLN ST	MAPLE HTS L B 97	0.138
781-06-058	LINCOLN ST	CITY OF MAPLE HTS, OHIO LAND REUTILIZATION PROGRAM	0.138
781-06-016	16221 FRIEND AVE	MAPLE HEIGHTS CITY OF	0.324
781-06-059	LINCOLN ST	CITY OF MAPLE HTS, OHIO LAND REUTILIZATION PROGRAM	0.152
781-06-060	LINCOLN ST	CITY OF MAPLE HTS, OHIO LAND REUTILIZATION PROGRAM	0.152
781-06-061	LINCOLN ST	MAPLE HTS L B 97	0.138
781-06-062	LINCOLN ST	CITY OF MAPLE HEIGHTS	0.138
781-06-063	LINCOLN ST	MAPLE HTS,. CITY OF L/B 2010	0.028

Total 5.011



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DEVELOPMENT GOALS

General development objectives are for a mixed-use project featuring housing, commercial, and quality of life features that will benefit the larger area. Pedestrian friendly proposals that both serve immediate neighborhood residents and attract visitors to the area are encouraged. New development should encourage visitors to remain in the area to explore shopping, dining, and entertainment attractions. The City welcomes creative ideas for the site.

Sustainable and innovative development principles are preferred. This includes, but is not limited to, storm water management, renewable energy and materials selection, public green space and green building practices (LEED or Enterprise Green Communities).

The City would like for construction to be completed within 2 years from the date of purchase and development agreement execution.

2022 RFP SUBMISSION TIMELINE

August 15 th	City Releases Public Request for Proposals
September 16 th	City Closes Submission Period
September 19 th – 23 rd	City Evaluates Submissions
October 3 rd and 5 th <i>or</i> 17 th and 19 th	Potential Presentation to City Council for Consideration
Dates to Follow	Finalize Development Timeline and Execute Agreement

SUBMISSION REQUIREMENTS

Interested firms shall submit their qualifications as part of their proposal submission. Respondents are encouraged to include the following information in their submissions:

1. Executive Summary
 - Project Overview including renderings
 - Present Offer Price for Sites of Interest
 - Why your team is interested in this redevelopment initiative on this Site?
2. Project Description
 - Description of your team's understanding of the project
 - Proposal for Site
3. Project Team
 - Team member Names, Roles and Responsibilities
 - Qualifications and Experience of the individual project team members
 - Organizational Chart
 - Unique features and benefits that your team provides
 - References



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4. Project Financial Information

- Project Conceptual Proforma
- Project Conceptual Sources and Uses
- Demonstrated ability to secure financing for project, including use Low Income Housing Tax Credits, New Market Tax Credits, or HOME funds along with other financing methods
- Lender relationships
- Past performance and /or Current works-in-progress

5. Relevant prior project experience. Provide up to 3 examples of completed projects that demonstrate:

- Experience with phased development projects that incorporate vacant land redevelopment
- Demonstrated ability to navigate environmental, technical, political, and/or financial obstacles that may arise during the development process
- Experience working with community stakeholders and facilitating community engagement among diverse groups
- Experience completing projects incorporating sustainable design principals
- Demonstrated commitment to diversity and inclusion

6. Project Challenges and Proposed Solutions

- Summarize the challenges that exist for your project
- Summarize proposed solutions you propose for each of the listed challenges

7. Proposed Project Timeline

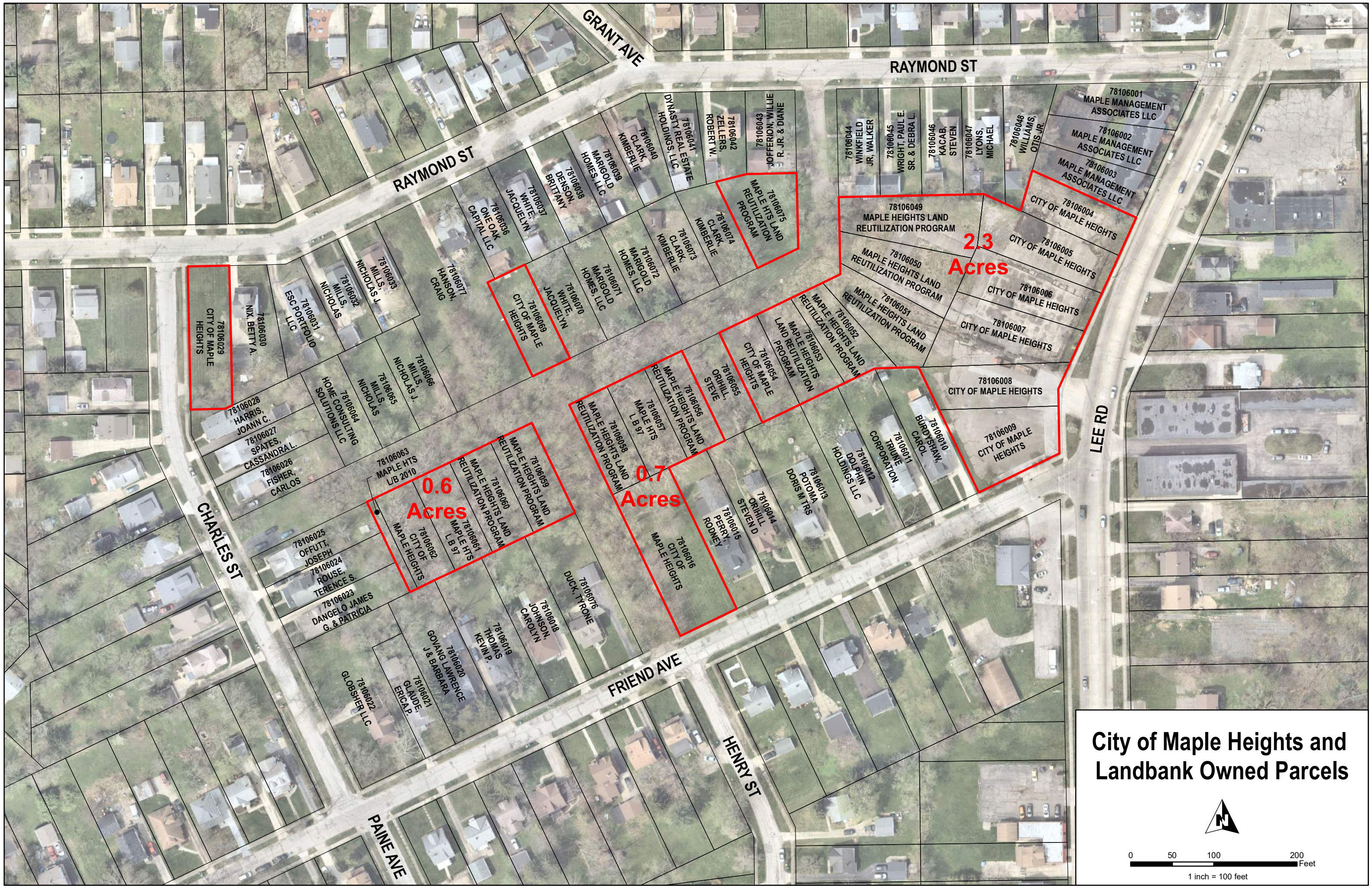
Responses should be no more than fifteen (15) pages in length, including attachments.

RFP responses shall be submitted by **September 16th, 2022 at 4:30 PM**. Please submit response in PDF file format via email to jduffy@mapleheightsohio.com.

QUESTIONS AND SUBMISSIONS

Qualified development teams are welcome and encouraged to ask questions during the proposal solicitation process.

Please submit questions and submissions to the Department of Planning and Development, at jduffy@mapleheightsohio.com.



78106029
CITY OF MAPLE HEIGHTS

78106028
HARRIS, JOANN C.
78106027
SPATES, CASSANDRA L.
78106026
FISHER, CARLOS

78106025
OFFUTT, JOSEPH
78106024
ROUSE, TERENCE S.
78106023
DANGELO JAMES G. & PATRICIA

78106063
MAPLE HTS L B 2010
78106062
CITY OF MAPLE HEIGHTS

0.6 Acres

78106059
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106060
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106061
MAPLE HTS L B 97

0.7 Acres

78106056
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106057
MAPLE HTS L B 97
78106058
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM

2.3 Acres

78106049
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106050
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106051
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106052
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106053
MAPLE HEIGHTS LAND REUTILIZATION PROGRAM
78106054
CITY OF MAPLE HEIGHTS
78106055
ORRILL, STEVE

78106010
BURDISHAW, CAROL
78106001
TRUE CORPORATION
78106002
DOLPHIN HOLDINGS LLC
78106013
POTOMAC DORIS M TRS

78106009
CITY OF MAPLE HEIGHTS

78106004
CITY OF MAPLE HEIGHTS
78106005
CITY OF MAPLE HEIGHTS
78106006
CITY OF MAPLE HEIGHTS
78106007
CITY OF MAPLE HEIGHTS

78106001
MAPLE MANAGEMENT ASSOCIATES LLC
78106002
MAPLE MANAGEMENT ASSOCIATES LLC
78106003
MAPLE MANAGEMENT ASSOCIATES LLC
78106004
CITY OF MAPLE HEIGHTS
78106048
WILLIAMS, OTIS JR.

City of Maple Heights and Landbank Owned Parcels



0 50 100 200 Feet

1 inch = 100 feet