



**City of Lakewood
Requests for Proposals**

**Redevelopment
Of
Spitzer Automotive Dealership Site
13815 and 13901 Detroit Avenue
Lakewood, Ohio**

April 4th, 2011

I. Project and Site Description

The City of Lakewood in partnership with Spitzer Management, Inc. is issuing this request for proposals to solicit redevelopment concepts for the former Spitzer dealership site. The dealership consisted of two parcels located at 13815 and 13901 Detroit Avenue near the southeast corner of Bunts Road and Detroit Avenue (Parcel A) and the southeast corner of Parkwood Road and Detroit Avenue (Parcel B). The site has access to I-90 via Bunts Road and experiences more than 8,000 vehicles a day through the intersection at Detroit Avenue.

Lakewood is the most densely populated City between New York and Chicago with more than 50,000 residents in approximately 5 square miles and has enjoyed significant redevelopment and reinvestment since 2008. More the \$25 million in private investment has resulted in real improvements in the City's commercial core along Detroit Avenue. The Spitzer site presents a significant opportunity for the right development effort to enhance the eastern gateway of Lakewood's downtown.

The City will entertain redevelopment proposals of this site for commercial, mixed use or residential and the proposal should not be limited solely by the existing zoning designation. The City recognizes a projected population market need in three key areas for development; new commercial with 3,000 square feet or larger spaces, new single level attached residential targeting the 55 plus market and new senior or assisted living facilities.



II. Project Goal

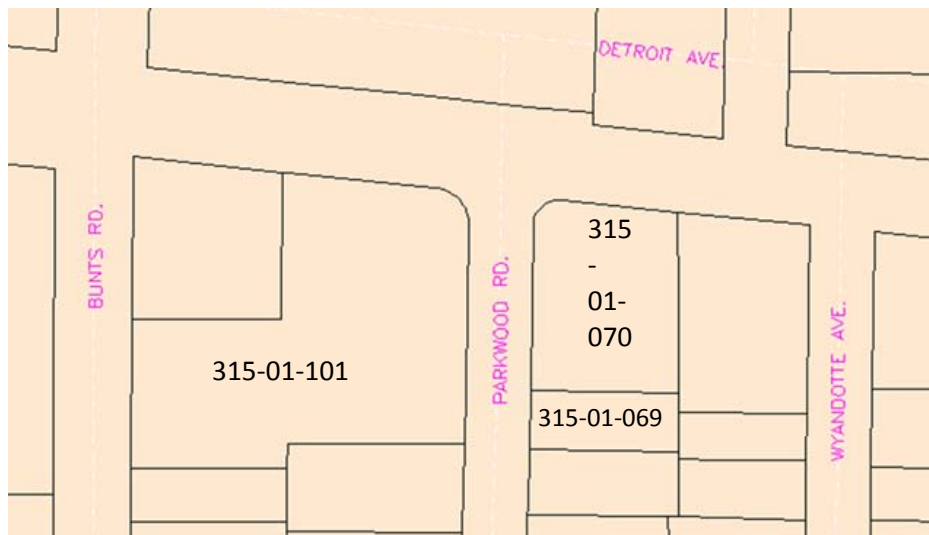
The City is seeking development proposals that achieve the following objectives:

- A. Develop a financially viable project that produces long term benefit to the community.
- B. Create a project that compliments and is respectful of adjacent land uses.
- C. Develop the property in keeping with the Community Visions, Detroit Avenue Streetscape Plan and Architectural Board of Review Design Principles.

III. Background

Spitzer Management, Inc. was required to close the Lakewood site in 2010 due to changes in national strategy from the automobile industry. In an effort to effectively market and develop the property in the best interest of the community, SMI in partnership with the City of Lakewood, is interested in exploring redevelopment ideas with qualified and experienced development groups.

The sites are zoned C3, Commercial General Business, and are approximately 1.4 acres combined. Parcel A is approximately 42,900 square feet and Parcel B is approximately 17,250 square feet. The City would also consider abandoning a portion of the Parkwood Road right-of-way from Detroit Avenue south approximately 200 feet in order to connect sites A and B. To avoid a dead end condition for the residents on Parkwood Road, any redevelopment proposal would have to include at a minimum a one-way vehicular egress to Bunts Road.



IV. Legal Description of the Parcels

Site A consists of parcel #315-01-101

Site B consist of parcels #315-01-069, #315-01-070

V. Site Visits

Site visits can be scheduled by contacting:

Department of Planning and Development
 City of Lakewood
 2126.529.6630
planning@lakewoodoh.net

VI. Submission Requirements

Responses should be mailed or delivered to:

Department of Planning and Development
Attention: Dru Siley
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

The submission should include three hard copies and one CD with a PDF copy of the proposal and be **received no later than noon on May 11th, 2011.**

Proposals should include all of the following:

A. **Firm Qualifications**

1. Name, address and contact information of firm or individual responding to the proposal.
2. **Firm overview.** Provide a brief description of organization, year established, number of employees and types of business conducted.
3. **Experience.** Provide a list of project detailing relevant development project particularly dealing with urban infill.
4. **References.** Include, for projects listed above provide a contact person and information.
5. **Financial Viability.** Provide a statement and worksheet that indicate the firm's financial capability to accomplish the project.

B. **Project Proposal**

1. **Project Description.** Provide a detailed description of the proposed project.
2. **Project Rationale and Strategy.** Provide information supporting the feasibility and marketability of the proposed project.
3. **Development Team.** Provide qualifications of all team members anticipated to participate in the project.
4. **Preliminary Financial Analysis.** Provide estimated redevelopment costs and anticipated financing.
5. **Project Timeline.** Provide estimate of project including acquisition, design development, construction documents/permitting and construction.

VII. Proposal Evaluation Criteria

Each of the following items will be taken into consideration in evaluating the proposals.

- a. **Completeness of Proposal**. The thoroughness of the proposal in addressing the requested submission criteria.
- b. **Project Feasibility and Marketability**. The financial and technical feasibility of the anticipated project and prospects for its long-term viability.
- c. **Capability and Track Record of Developer**. Demonstrated ability to undertake development projects in complex urban environments from concept to construction.
- d. **Appropriateness of Proposed Use**. Responsiveness to community vision and needs.
- e. **Community Benefit**. Demonstrates a clear long term benefit to the community.

VIII. Disclaimer

The City of Lakewood and Spitzer Management, Inc. reserve the right to determine the appropriateness and merit of all submissions. Issuance of this Request for Proposals does not obligate the City or SMI to enter into negotiations of agreements with any responding party. The City and SMI shall consider all information provided by responding parties to be public record.





