

# REQUEST FOR PROPOSALS

## City 1/2 Block in Downtown Nampa, Idaho

The Nampa Development Corporation (NDC) is seeking experienced developer with creative as well as practical ideas to redevelop a half city block located in Nampa's historic downtown. The project is a compliment to recently completed "Library Square"; which serves as a hub for activity encompassing a new library and private office development. This is a unique opportunity to participate in the downtown redevelopment of a growing city with a vibrant downtown. Nampa is part of the largest metropolitan area in Idaho, located 12 miles west of Boise.

The project site is a 0.97 acre half downtown city block located along 11th Avenue South, near the historic city center, and adjacent to Nampa's newest urban development. The project site encompasses five (5) individual parcels and is in the midst of all the energy and growth happening in downtown Nampa.



Nampa Development Corporation  
9 ~ 12th Avenue South  
Nampa, ID 83651  
(208) 468-5430



Response Deadline



# Nampa - *“Top 10 Best Affordable Places to Live”*

- *Livability 2015*

## About NDC

Nampa Development Corporation (NDC) is the urban renewal agency for the Nampa, Idaho and oversees two urban renewal districts. Since 2006, NDC has focused on creating a vibrant, pedestrian-oriented mixed-use urban center in Downtown Nampa. This urban center now includes professional offices; retail; boutiques; restaurants; art, cultural and entertainment opportunities; residential; and educational. Along with the many thriving businesses located in downtown are the various public parking amenities, from on-street parking to off-street leased parking, to the brand new 300 space public parking garage. NDC and the City of Nampa have continually invested in the downtown infrastructure, streets, streetscape, public spaces, public art and culture. NDC and the City of Nampa has also undertaken major initiatives including the downtown traffic study and improvements, Smart Growth Initiative, Bike and Walk to Downtown Project, the National Mainstreet Program, Historic façade grant program, development of Lloyd's Square, 60,000 square foot Public Safety Building and parking structure, and most recently; the construction of downtown's first public parking garage, 60,000 square foot 3-story central public library, along with a private partnership piece that contains two (2) retail/office/restaurant buildings owned by Gardner Company.

A six-member Board of Commissioners made up of the current City Council members governs the NDC.

## The Opportunity

*“Nampa truly has been discovered, and is a community on the move”.* Nampa is part of the largest metropolitan area (Boise-Nampa MSA) in Idaho, is the 2nd largest City in the State, and is demographically central to the valley. It has an affordable cost of living, a competitive cost of doing business, abundant land for development, and top quality services, including; an airport, new library, recreation center, beautiful parks, a stunning lake that provides for recreation, and is home to Northwest Nazarene University (NNU) and the College of Western Idaho (CWI).

In the middle of all this energy and growth is Downtown Nampa. The Project Site is located in the core of the historical district of Downtown Nampa. This is a tremendous opportunity to participate in the downtown redevelopment of the second largest city in Idaho. The Project Site is part of the Nampa urban renewal district, and is located adjacent to “Library Square”, which contains a new 3-story public library, a 4-level public parking garage with 300 spaces, two retail/office buildings, and a public plaza. “Library Square” is part of the overall downtown redevelopment efforts, along with a 60,000 sq. ft. public safety building, new streetscape standards, many historic building façade restorations, and a new bike and walk to downtown project (projected to start this year).

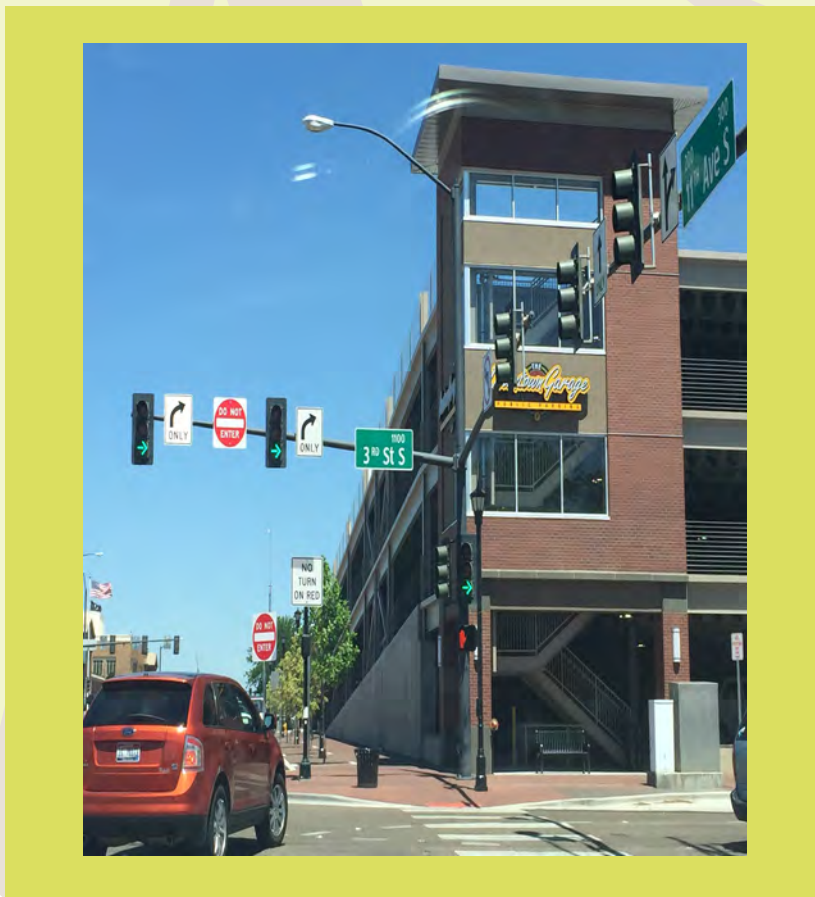
The Project Site is within walking distance to the Nampa Public Library, post office, train depot and museum, retail shops and restaurants, and many other urban amenities. Just eight blocks from the project site is the Nampa Civic Center. The Civic Center is the second largest full-service convention center and performing arts complex in Idaho. The 42,500 sq. ft. facility includes a 640-seat auditorium, 30,000 sq. ft. of meeting space, 12,200 sq. ft. exhibit area, full service catering and an outdoor garden area. The Civic Center represents a strong demand for hospitality accommodations within the downtown area.

# Project Site Overview

Downtown Nampa has become a sparkling example of mixing office, specialty retail and residential uses. The family-friendly, turn of the century park-like atmosphere has become an outdoor living room for the entire community. Regular events draw families into the historic downtown core for arts, entertainment, dining, and unique shopping and dining experiences.

## Project Site Overview

NDC acquired the Project Site in February of 2009. The site is comprised of five (5) parcels located on the southwest corner of the intersection of 3rd Street South and 11th Avenue South. The project site is ½ of a city block that consists of approximately 0.97 acres. The Project Site is part of the downtown urban historic district envisioned as a mixed-use area with residential, office, restaurant, and neighborhood retail uses. This area is thought to compliment the adjacent Library Square block, which acts as a hub for activity and community gatherings.



The Project site is bounded by residential/neighborhood businesses to the south; professional services and a church to the west; Brick 29 Restaurant, auto parts store, 4-level public parking garage, 3-story public library, and office/retail development to the east; and a post office and commercial to the north.



# Project Site Overview

The project site includes:

- A vacant 11,280 square foot building, previously occupied as a church, that was built in or around 1950. The building is a 2-story building with a basement, and sits on a 0.42 acre parcel of land with 9,500 square feet of paved parking;
- A 6,604 square foot building, currently occupied by three (3) office user tenants, that was built in or around 1975. The building is a single story building, and sits on a 0.18 acre parcel of land;
- A 1,681 square foot building, currently occupied by a restaurant user tenant, that was built in or around 1968. The building is a single story building, and sits on a 0.24 acre parcel of land, with 7,000 square feet of paved parking;
- A 2,892 square foot building, currently occupied by an office user tenant, that was built in or around 1948. The building is a single story with a basement, and sits on a 0.08 acre parcel of land, with 504 square feet of pavement;
- A 1,728 square foot building previously occupied by an office user. The building is a single story building and sits on a 0.05 acre parcel of land.

Respondents may propose to renovate the structure(s), re-use materials from the structure(s), or remove the structures from the project site and propose re-development.

\*There are restrictions and limitations on the amount of property that may be precluded from being placed on the tax rolls



# Project Site Statistics



## Addresses

- 323 11th Avenue South, Nampa, ID
- 315 11th Avenue South, Nampa, ID
- 1015 3rd Street South, Nampa, ID
- 309 11th Avenue South, Nampa, ID
- 311 11th Avenue South, Nampa, ID

## Ownership

Nampa Development Corporation, the City's Urban Renewal Agency.

## Site Description

The Project Site is located in the southwest of downtown Nampa, Idaho. The neighborhood is known as the Downtown Historic District and is located within the Nampa Urban Renewal District, immediately east of the Old Nampa Neighborhood District, consisting of residential and neighborhood businesses, and northwest of the University District of Northwest Nazarene University.

## Legal/Parcel

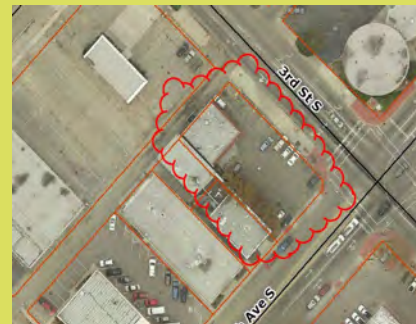
- ①  
323 11th Ave. S.      R13613000 0  
ORIGINAL SW 30' OF LT 43, ALL LTS 45&47 BLK 50
- ②  
315 11th Ave. S.      R13608000 0  
22-3N-2W SW NAMPA ORIGINAL TX 95505 IN LTS 41 &  
43 BLK 50
- ③  
1015 3rd St. S.      R13607000 0  
22-3N-2W SW NAMPA ORIGINAL ALL LT 37, NE 1/2 OF  
LT 39 BLK 50 LS HWY
- ④  
309 11th Ave. S.      R13609000 0  
22-3N-2W SW NAMPA ORIGINAL TX 1 OF BLK 50 LESS  
NW 15'
- ⑤  
311 11th Ave. S.      R13610000 0  
22-3N-2W SW NAMPA ORIGINAL TX 97021 IN LTS 39 &  
41 BLK



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## Parking

The Project Site is currently in the DH-District which has no requirements for off-street parking. A new 4-level, 300 space public parking garage was completed in March 2015 and accommodates downtown patrons, visitors, business owners and their employees. The garage has a combination of hourly parking, daily parking, and monthly leased parking.

## Zoning and Allowed Land Use

Zoned (DH) Downtown Historic District. This zoning district includes the areas immediately adjacent to this site on the east, north and west. The DH-District allows for residential, general commercial, neighborhood commercial, neighborhood business, and mixed uses. Industrial type uses are not permitted within this zone.

## Access

The Project Site is bordered to the south with 4th Street South, the east with 11th Avenue South, the north with 3rd Street South, and to the west with an alley. Currently, 3rd Street South is a one-way in an easterly direction. 11th Avenue South is a two-way running north-south up to the intersection of 3rd Street South, and then changes to a one-way southerly from 2nd Street South to 3rd Street South. 4th Street South is a two-way street that runs east-west. The project Site has easy access to Interstate 84, as well as 16th Avenue South and 12th Avenue South, both which are north-south main arterials.

## Infrastructure

City sewer, water, pressurized irrigation, natural gas, electric, cable, and telephone are available.



# General Market Conditions



Downtown Nampa is home to specialty retail, restaurants and business services. Much of the existing inventory in the downtown historic district resides in structures that pre-date 1970. Over the last ten years Nampa has seen an increase in demand for Class A office space; much of which has been constructed off of I-84 near the Idaho Center. Office vacancy rates in downtown Nampa are at one of the lowest rates in Canyon County at 3.5%. The current retail vacancy rate of openly marketed space in downtown is just 3.7%, with a retail inventory of only 2.5%.<sup>1</sup>

Factors that contribute to the attraction and create a positive environment for investors in Nampa, specifically within Downtown Nampa are; the market's growth potential, quality of life, low unemployment rate, friendly regulatory environment, and the endless opportunities.

Several innovative and dynamic entrepreneurs have initiated a boutique retail and/or restaurant environment, including; Brick 29, Flying M Coffee garage, Messenger Pizza, Mustard Seed Home Decor, Vintiques, the Lookout Toy Store, Mystikal Misfits, and more are still coming.

Downtown Nampa has seen more growth in the last few years that they have experienced in a decade. We believe this growth is a direct result of the City leaders and investor's dedicated efforts of revitalization in addition to Downtown Nampa being selected as one of three (3) cities in the State of Idaho to participate as a Designated Main Street Community.

## Nampa Market Information

- Located approximately 12 miles west of Boise
- <sup>3</sup>Population in the Boise/Nampa MSA exceeds 660,000
- <sup>2</sup>Nampa is the 2nd largest city in Idaho, with a 2014 population estimate of 88,211
- <sup>3</sup>Median age is 30.1
- Forbes magazine has consistently ranked this area in the "Top 10 Places to Live and Start a Business"
- Top 10 "Best Affordable Place to Live" - Livability 2015
- Project site qualifies for New Market Tax Credits
- Project site qualifies within the Community Development Block Grant Fund (CDBG) area
- Project site is located within the City's Urban Renewal District Boundaries

<sup>1</sup> *Colliers 2014 Year-End Real Estate Market Review*

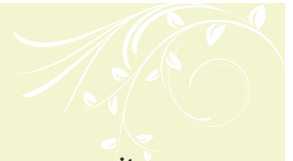
<sup>2</sup> *U.S. Census Bureau, 2014 Census Estimates*

<sup>3</sup> *U.S. Census Bureau, 2010 Census*





# Preferred Property Use



Nampa Development Corporation is utilizing this RFP process to encourage from each proposer its unique vision and approach to implementation of a Development Project. The issuance of an RFP for this property is part of the overall Urban Renewal Plan. NDC's goal in releasing this RFP is to strengthen the Downtown urban renewal district and the surrounding neighborhoods.

Nampa Development Corporation has not identified a specific or mix of multiple uses for this site and is open to consider all valid proposals, including mixed-use development plans for a portion or entire site. In the past, discussion of potential land uses have included mixed residential and commercial uses such as restaurants, condos, apartments, retail, and/or hotel. Industrial activities have not been discussed due to potential impacts to the surrounding recreational and residential properties, and the current land zoning. Nampa Development Corporation will consider proposals for any uses proposed on all or a portion of the property.

The goal of the RFP is to encourage private development and priority will be given to developments that will be placed on the tax rolls at completion. A restrictive covenant limiting the ability of the successful applicant or subsequent owners to seek exemption from property tax assessment may be required as a condition of any agreement for development.

## Required Proposal Elements

The proposal must at a minimum address the following items:

- Proposed developer/contractor name, address, contact information and key personnel in the proposed project
- Summary overview of the proposal, the outcomes, and the short term and long term benefits to the community
- Proposed purchase price, including terms and conditions for all or portion of the property of interest
- Conceptual Plan Drawing
- Intended Uses
- Time Line for Development
- Provide financial resources and a brief description of the financial capacity to development this project
- Provide a description of any financial or other types of proposed assistance, if any.





# Evaluation and Selection Process

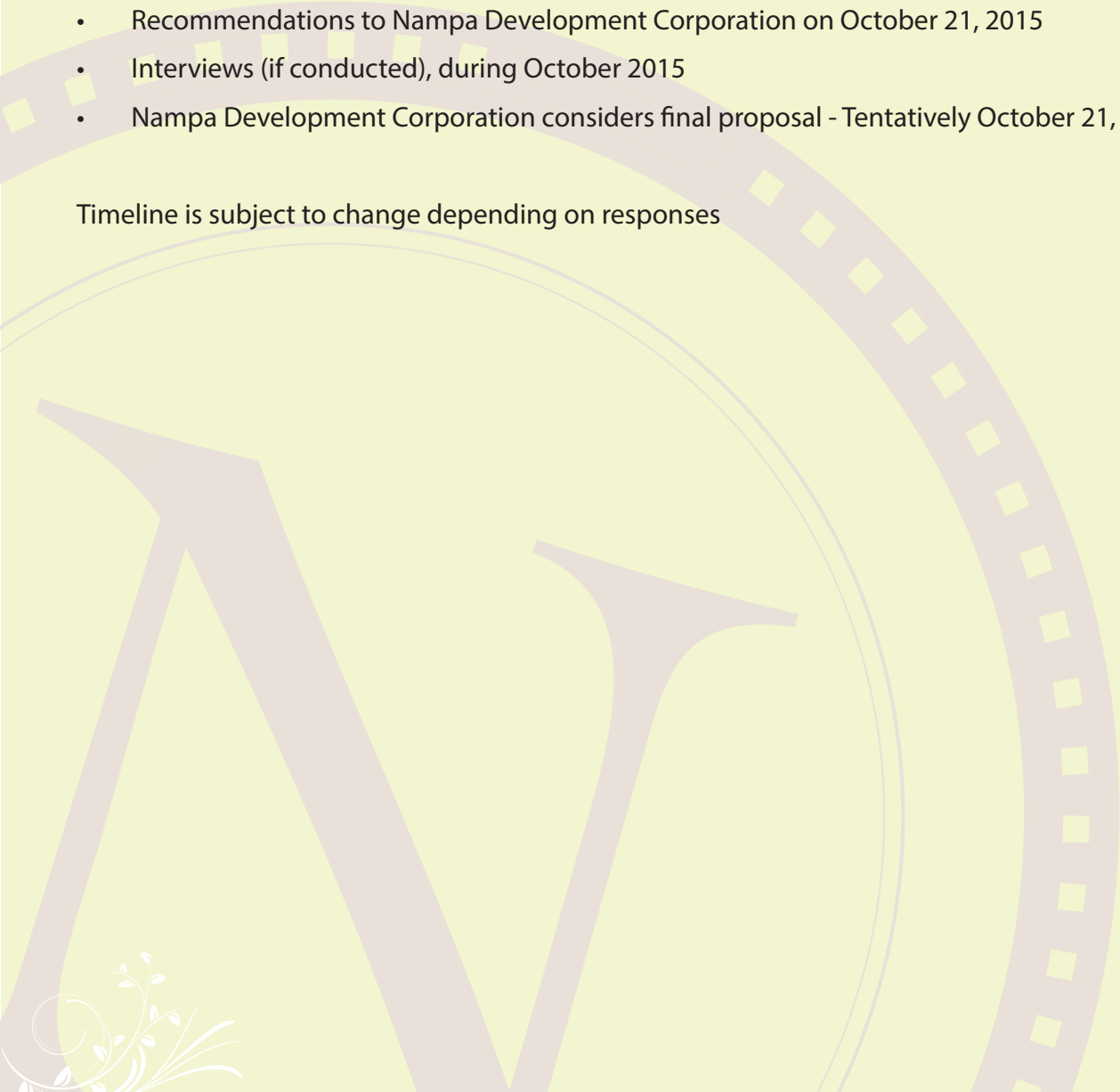


Proposals will be screened and the top candidates will be selected by a subcommittee appointed by the Nampa Development Corporation. The Nampa Development Corporation may interview the candidates recommended by the subcommittee. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this proposal. Top candidates may be requested to make a public presentation to the Board.

## **TENTATIVE SELECTION SCHEDULE**

- Request for proposals distributed August 10, 2015
- Voluntary Site Visit to be held on August 27, 2015
- Proposals due by 5:00 p.m. on October 9, 2015
- Proposals reviewed through October 16, 2015
- Recommendations to Nampa Development Corporation on October 21, 2015
- Interviews (if conducted), during October 2015
- Nampa Development Corporation considers final proposal - Tentatively October 21, 2015

Timeline is subject to change depending on responses



# Submission Requirements



Developers/contractors interested in submitting a proposal to acquire and develop this site shall submit a response to the proposal by 5:00p.m. MDT on October 9, 2015.

The proposals may be delivered electronically to the Nampa Development Corporation office (contact information listed below) with "NDC Development Proposal, Submittal Deadline: October 9, 2015" listed in the subject line. At least one hard copy along with the electronic copy for proper formatting and print effects is required. If the electronic version is in by the deadline date, the hard copy can arrive within a week of the closure. If the document is exceedingly large, please contact Nampa Development Corporation as listed below to establish an alternative means to submit the document (via dropbox or other similar system).

Proposals may also be delivered by mail to the address below. If mailed, please mail one hard copy and a one digital version, in a sealed envelope bearing the caption on the envelope, "NDC Development Proposal, Submittal Deadline: October 9, 2015".

## **All proposals shall be submitted to the contact person listed below:**

Nampa Development Corporation  
C/O  
Robin Collins  
Asst. Economic Development Director  
City of Nampa  
9 12th Avenue South  
Nampa, ID 83651  
208-468-5430 [collinsrr@cityofnampa.us](mailto:collinsrr@cityofnampa.us)

If you should have questions regarding the land and request, please put them in writing by October 1, 2015 and email to [collinsrr@cityofnampa.us](mailto:collinsrr@cityofnampa.us). Staff will respond to them in writing as quickly as possible and post on the RFP website. Other updates will also be posted on the website and emailed, if staff have been notified of your interest in submitting a proposal and provided a contact email.





# Public Notice of Submissions

This RFP is a public process therefore information and materials collected under the RFP are public records. The information that is received by NDC may be subject to disclosure under the Idaho Public Records Act, Title 74, (Idaho Code §§ 74-107). With the potential exception of some credit data, it is anticipated that submissions to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. NDC will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFP would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

Accordingly, RFP Respondents should take the following steps with respect to any information believed to be exempt from disclosure or confidential:

1. Exempt: Respondent shall segregate any proprietary or confidential material and provide an explanation as to why such information should not be deemed a public record, citing the applicable portion of the Idaho Public Records Act. On any items submitted with the RFP that the Respondent believes are exempt from disclosure under the Idaho Public Records Act, clearly mark the upper right corner of each page of any such document or material with the word "Exempt". This does not mean the document qualifies under the legal definition of eligibility, but NDC will evaluate the request to make the document/page exempt if the content meets the legal requirement otherwise the document will be considered public. NDC's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Respondents, in replying to this RFQ/P agree to release and hold NDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to NDC.

# NDC Terms and Conditions

- The Developer shall not offer any gratuities, favors or anything of monetary value to any official or employee of the NDC or City of Nampa for the purpose of influencing consideration to this RFP.
- All Responses submitted must be the original work product of the Developer. The copying, paraphrasing or otherwise using of substantial portions of the work product of another Developer is not permitted. Failure to adhere to this instruction will cause the Response to be rejected.
- The NDC has no responsibility for any expenses incurred by a Developer in the course of responding and/or presenting this or subsequent proposals.
- A Response will constitute a public record. If any part of the Response contains “trade secrets” as defined in Idaho Code 74-107, that information must be identified, by highlighting or other means sufficient to permit review and possible redaction before disclosure of the Response to anyone making a proper request to inspect public records.
- NDC may terminate the RFP process at any time for any reason with no requirement to disclose its reasoning.
- NDC also reserves the right to reject any RFP Respondents at any time, or to terminate any negotiations implied in this RFP or initiated subsequent to it.
- NDC may change any part of the RFP process at any time for any reason.
- NDC intends to consider recommendations from the review panel in selecting a respondent to advance the RFP process toward the ERN and DDA agreement steps. If NDC is unable to reach a satisfactory agreement with a selected development entity, NDC may terminate negotiations with a selected development entity and commence negotiations with the next highest ranked RFP respondent and so on or, in its sole discretion, determine not to enter into an ERN/DDA with any of the Respondents and terminate the process.
- NDC may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Nampa Urban Renewal Plan, or it may proceed with further selection processes, or it may reject any submissions. NDC will determine, from the information submitted in the responses, the most qualified proposal to meet the stated duties as evaluated under the criteria set forth herein. The NDC Board will make the final selection.
- The issuance of the RFP and the receipt and evaluation of submissions does not obligate the NDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. NDC will not pay any costs incurred in responding to this RFP.



# Schedule

## **RESPONSE PERIOD**

The schedule for each step is approximate and may be adjusted by NDC in its sole discretion.

### **Monday, August 10, 2015 - RFP Published**

### **August 27, 2015 - Voluntary Site Visit**

- A site visit will be scheduled for this day but is not required.
- During this period, questions can be directed to [collinsrr@cityofnampa.us](mailto:collinsrr@cityofnampa.us).

### **Friday, October 9, 2015 - Response Deadline**

## **EVALUATION**

### **Panel Review**

A panel comprised of City of Nampa, NDC, and others will review. Each proposal relative to the priorities listed in the RFP.

### **October 21, 2015 - Proposal Presentations**

Respondents may be asked to present their proposal to the Board at the October 21, 2015 Meeting.

### **October 21, 2015- Ranking of Proposals Presented to NDC Board**

## **ERN (Exclusive Right to Negotiate)**

The schedule for the Exclusive Right to Negotiate (ERN) will be determined following the NDC Board of Commissioners' selection of the proposal for purposes of preparing an ERN agreement. Proposal refinement, agreement terms, and reuse appraisal are estimated at 2-3 months.

## **DDA (Disposition and Development Agreement)**

The schedule for the Disposition & Development Agreement (DDA) will be determined following the NDC Board of Commissioners' selection of the proposal for purposes of preparing a DDA. If the ERN advances to a DDA, an estimated 3 months is added.