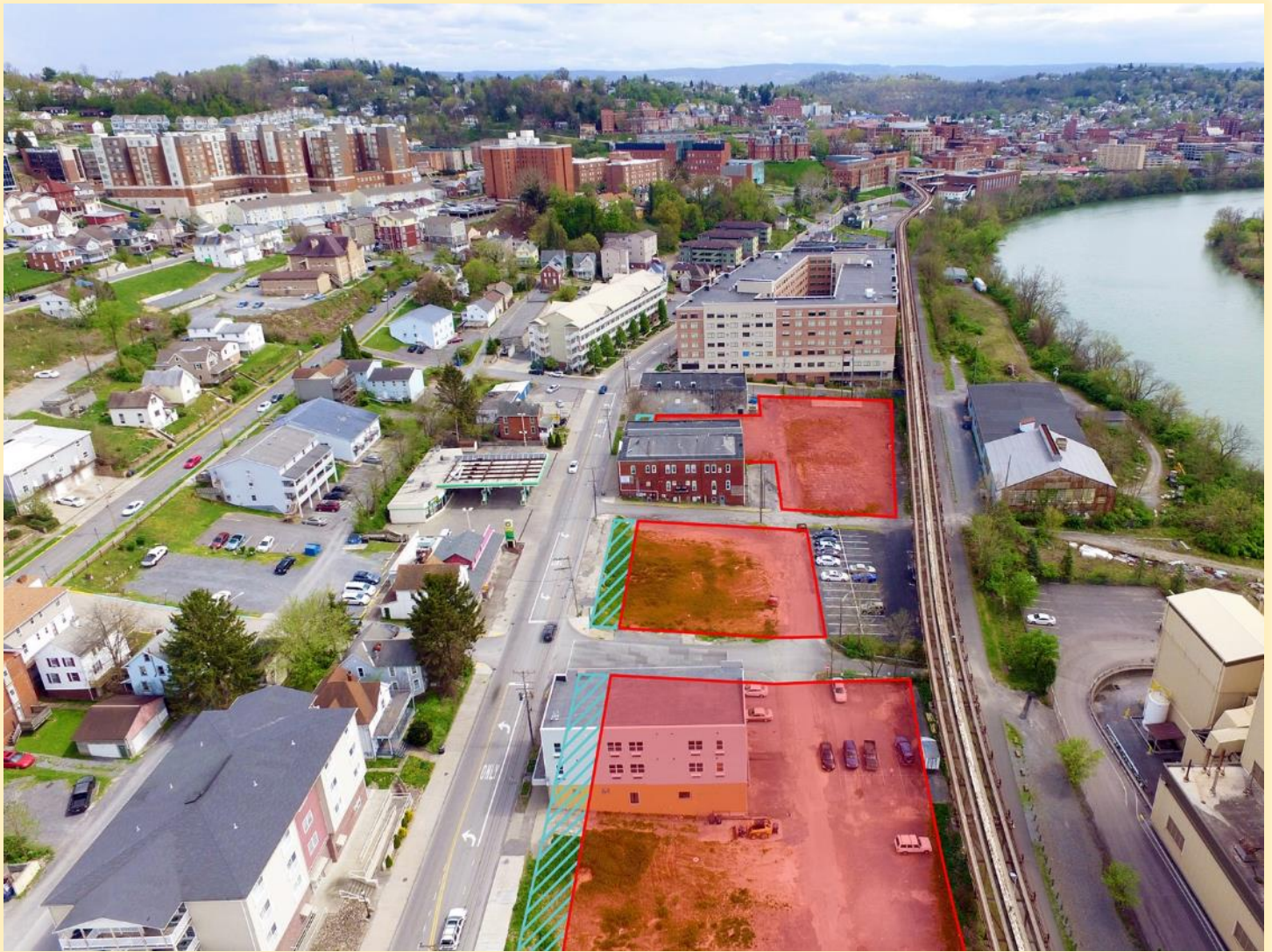




REQUEST FOR DEVELOPMENT PROPOSALS

407-549 Beechurst Avenue
Sunnyside, Morgantown, West Virginia



Above: A view of the development site and boundaries, looking toward Downtown Morgantown.

The Campus Neighborhoods Revitalization Corporation (CNRC), a 501(c)(3) nonprofit organization based in Morgantown, West Virginia, is looking for developers or development teams to submit proposals for the purchase and development of a 2.05-acre site in the city's Sunnyside neighborhood for a mixed-use development. Situated between West Virginia University's Downtown and Evansdale campuses, the site offers one of the best development opportunities in Morgantown today.

A mixed-use project at this location will inspire opportunities to reimagine Morgantown's Monongahela riverfront and will serve as a major catalyst for riverfront redevelopment in this portion of the city. The site is surrounded by additional formerly-industrial properties that could be redeveloped and transformed into modern, river-oriented mixed-use neighborhoods as have been created in cities such as Pittsburgh, Columbus, Nashville, Chattanooga, Richmond, and Grand Rapids.

DEVELOPMENT VISION

CNRC envisions for the site a multi-story development that incorporates a mix of two or more of the following types of uses:

- **Office** (may include startups and/or incubator space or short-term)
- **Retail/Restaurant**
- **Hotel**
- **Recreational**
- **Residential**
- **Civic**



Above: The Monongahela River corridor in Morgantown and Westover.

CNRC intends for this project to be a catalyst for the development of permanent four-season housing. This may not happen on the site itself, but its redevelopment scheme should include uses and activities that once provided will make other portions of the Sunnyside neighborhood more attractive/desirable for four-season residents.

PAST REDEVELOPMENT ACTIVITY

An RFP for the subject properties was issued in early 2016 with the vision of a mixed-use development that provides up-to-date housing for four-season residents. After input from interested parties over the past year and

from the City of Morgantown, CNRC is now issuing an amended RFP with a broader vision for potential redevelopment. Additionally, the planned relocation in 2017/2018 of on-site infrastructure traversing the site will now allow for existing alleyways to be vacated and included in the developable area.

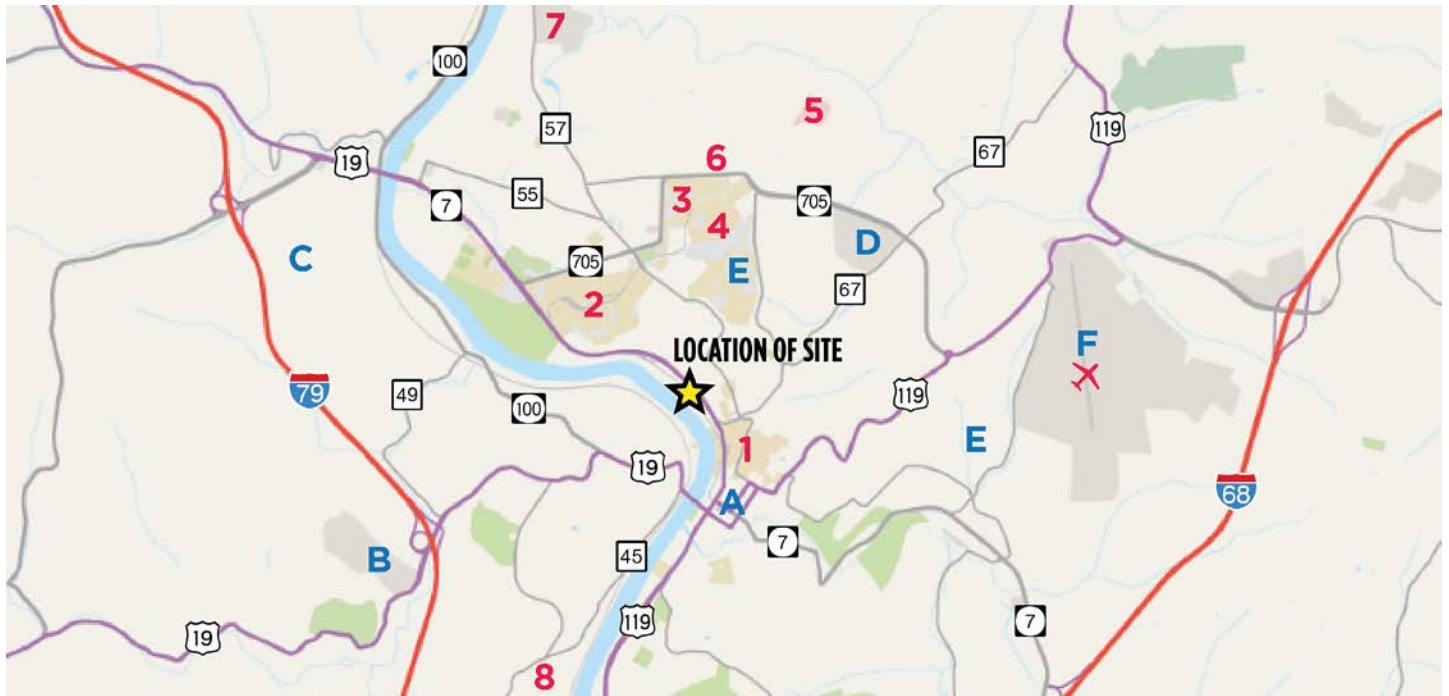
ABOUT CNRC AND THE SUNNYSIDE NEIGHBORHOOD

CNRC was founded in October 2002 as a collaborative nonprofit aimed at spearheading the revitalization of Morgantown's campus-related neighborhoods. CNRC's mission is to assist and engage in developing, financing, and implementing urban land use plans designed to eliminate blight, improve conditions, and prevent future deterioration in the neighborhoods surrounding the WVU campus. With a plan to create better balance between student rentals and other uses, CNRC has worked with numerous developers to transform blighted properties in Morgantown's Sunnyside neighborhood into homes, townhomes, apartments, and mixed-use buildings. Over the past few years and continuing to the present, CNRC has worked with the City and WVU on upgrading, replacing and building new civic infrastructure—sidewalks, streets, parking structures, water and sewer lines, etc.—in order to meet the demands of Sunnyside's intensifying growth, development, and density.

Owing to its prime location, Sunnyside has experienced a recent renaissance, with an increase in the scale and density of housing over the past decade. The vast majority of this housing, however, has been student-centric. In reflection of the increasing attractiveness of the neighborhood, three other mixed-use developments have recently been completed nearby, including Beech View Place, adjacent to the site on its south; Seneca Center, adjacent to the site on its north; and University Place, located three blocks up the hill. Roughly 800 new student residential units have been constructed in Sunnyside in just the past few years, at a much higher density than what existed before.

REGIONAL CONTEXT

With a prime location in the heart of Morgantown, this is a mixed-use development opportunity that can truly meet the needs of a variety of users. Ruby Memorial Hospital and WVU, the two largest employers in the city—and two of the top five employers in the state—are just minutes away. Also within a short drive are all of Morgantown’s shopping, dining, and entertainment amenities, including Downtown, Morgantown Mall, University Town Centre, and Suncrest Towne Centre. Beechurst Avenue (U.S. Route 19), the Caperton Bike Trail, and Morgantown’s Personal Rapid Transit (PRT) line provide convenient access to major highways, employers, attractions, and recreational opportunities.



Above: The development site is located in the heart of Morgantown surrounded by the city’s major employers, institutions, and amenities.

NEARBY MAJOR EMPLOYERS	DISTANCE
1. WVU Downtown Campus (Quadrangle)	0.4 mi
2. WVU Evansdale Campus	1.1 mi
3. WVU Health Sciences Campus	1.3 mi
4. Ruby Memorial Hospital	1.5 mi
5. Mon General Hospital	2.3 mi
6. Mylan Pharmaceuticals	2.0 mi
7. National Energy Technology Laboratory	2.8 mi
8. Morgantown Industrial Park	2.3 mi


NEARBY AMENITIES	DISTANCE
A. Downtown (Fayette and High)	0.7 mi
B. Morgantown Mall	3.0 mi
C. University Town Centre	3.0 mi
D. Suncrest Towne Centre	1.8 mi
E. WVU Mountaineer Field	1.4 mi
F. Morgantown Airport	2.8 mi
Caperton/Mon River Trail	adjacent to site
Nearest PRT station (Beechurst)	0.4 mi
Nearest bus stop – outbound	1 block
Nearest bus stop – inbound	adjacent to site

QUICK FACTS

- ✓ **Total site acreage:** 2.05 acres
- ✓ **Ward:** 4th
- ✓ **Available utilities:** electric, natural gas, water, communications, sanitary sewer, storm sewer
- ✓ **Current zoning classifications:** R-3 (Multi-Family Residential), B-2 (Service Business), SSOD (Sunnyside South Overlay District), BCOD (Beechurst Corridor Overlay District)



Above: The development site consists of 22 parcels grouped into three “clusters.”

 15' setback as per city ordinances

SITE CONSIDERATIONS AND ZONING

Located in Morgantown’s B-2 (Service Business) and R-3 (Multi-Family Residential) Zoning Districts and covered by the Sunnyside South (SSOD) and Beechurst Corridor (BCOD) Overlay Districts, the site consists of 22 individual but contiguous parcels grouped into three “clusters” and all under the control of CNRC. A coal-fired power plant is located across the Morgantown Personal Rapid Transit (PRT) line from the site and provides WVU with its electric supply through a contract that expires in 2028. The site also benefits from Sunnyside-specific provisions in the Zoning Ordinance that qualify it for Planned Unit Development. (This is explained in further detail on page 6.)

19 of the 22 contiguous parcels are in the B-2 Zoning District. The remaining three parcels, in Cluster 3 above, are zoned R-3. (Details on the individual parcels can be found on the next page.)

Based on past precedence, the alleys parallel to Beechurst Avenue can be vacated as public rights-of-way (if requested by the developer) and can be included in an expanded development area.

In the short term, the site is scheduled to be paved with asphalt as a surface parking lot after demolition of remaining blighted structures.

The site and its environs are addressed in the Sunnyside Neighborhood Brownfields Area Redevelopment Plan, which has been completed and can be found at sunnysideupwv.org.



Above: A portion of the development site, as seen from Beechurst Avenue. (Building in foreground has been demolished.)

Parcels and Depreciated Alleyways Comprising the Site

	Parcel Number	Address	Lot Size	Zoning District
Cluster 1 0.87 acres	12-19-0045-0000 (45)	505 Beechurst Ave	0.10 acres / 4,250 sq ft*	B-2 / BCOD
	12-19-0046-0000 (46)	507 Beechurst Ave	0.07 acres / 3,187.5 sq ft*	
	12-19-0047-0000 (47)	517 Beechurst Ave	0.07 acres / 3,187.5 sq ft*	
	12-19-0047-0002 (47.2)	surface parking lot	0.27 acres / 12,000 sq ft	
	12-19-0048-0000 (48)	521 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	12-19-0049-0000 (49)	525 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	12-19-0050-0000 (50)	533 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	12-19-0051-0000 (51)	539 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	12-19-0052-0000 (52)	541 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	Alley A	vacated alley (Alley A)	0.10 acres / 4,500 sq ft	
Cluster 2 0.36 acres	12-19-0040-0000 (40)	437 Beechurst Ave	0.05 acres / 2,125 sq ft*	B-2 / SSOD / BCOD
	12-19-0041-0000 (41)	439 Beechurst Ave	0.05 acres / 2,125 sq ft*	
	12-19-0042-0000(42)	449 Beechurst Ave	0.10 acres / 4,250 sq ft*	
	12-19-0043-0000 (43)	453 Beechurst Ave	0.03 acres / 1,250 sq ft	
	12-19-0044-0000 (44)	16 Fifth St	0.02 acres / 875 sq ft*	
		Irwin St	vacated alley (Irwin St)	
Cluster 3 0.82 acres	12-19-0036-0000 (36)	409 Beechurst Ave	0.04 acres / 1,870 sq ft*	B-2 / SSOD / BCOD
	12-19-0037-0000 (37)	421 Beechurst Ave	0.05 acres / 2,380 sq ft*	
	12-19-0038-0000 (38)	423 Beechurst Ave	0.10 acres / 4,250 sq ft*	
	12-19-0128-0000 (128)	421 Irwin St	0.58 acres / 25,414 sq ft	R-3 / SSOD / BCOD
	12-19-0131-0000 (131)	vacated alley (Irwin St)	0.03 acres / 1,125 sq ft	
	12-19-0133-0000 (133)	vacated alley (Irwin St)	0.02 acres / 750 sq ft	

* These particular parcels, as calculated here and as shown on the map on page 4, have been set back from their existing Beechurst Avenue frontage by 15 feet to accommodate future widening of the roadway by WVDOH.

Beechurst Corridor Overlay District (BCOD) Considerations

In advance of a planned future widening and improvement of Beechurst Avenue by the West Virginia Department of Highways (WVDOH) and in accordance with the City of Morgantown's Beechurst Corridor Overlay District (BCOD), any future development will need to be set back an additional 15 feet from the front yard setback line in the base zoning district. (See map on page 3.)



Above: Streetscape in front of Beech View Place, a mixed-use development adjacent to the site in the Beechurst Corridor.

Sunnyside South Overlay District (SSOD) Considerations

In addition to the Beechurst Avenue building setback, the City of Morgantown's Sunnyside South Overlay District (SSOD) provides greater development flexibility by accommodating additional building height beyond that of the base zoning district:

- Buildings containing non-residential uses on the ground floor are permitted a maximum height of 88 feet, provided all other requirements of the base Zoning District are met.
(Note that this exceeds the height limits of the base Zoning Districts: In the R-3 Zoning District, the permitted maximum height is 4 stories or 55 feet, whichever is less. In the B-2 Zoning District, which permits several higher-density residential uses, the permitted maximum height is 72 feet.)
- Buildings of over 55 feet in height in the base R-3 Zoning District do not need to obtain a conditional use permit.
- Maximum lot coverage is 70%, a coverage increase of 10% compared to what is allowable in the base B-2 and R-3 Zoning Districts.

Maximum lot coverage may even be higher, at 100%, if the development is approved as a special Planned Unit Development (PUD) District by the Planning Commission, and subsequently City Council:

- For 100% lot coverage to be approved for a Sunnyside PUD, *either* of the following open space conditions must be met:
 - Permanent open space must be located within 1/4 mile from the development.
 - A payment in lieu of the open space provision must be made to the City for the purchase or provision of permanent open space on a separate parcel within 1/4 mile from the development.

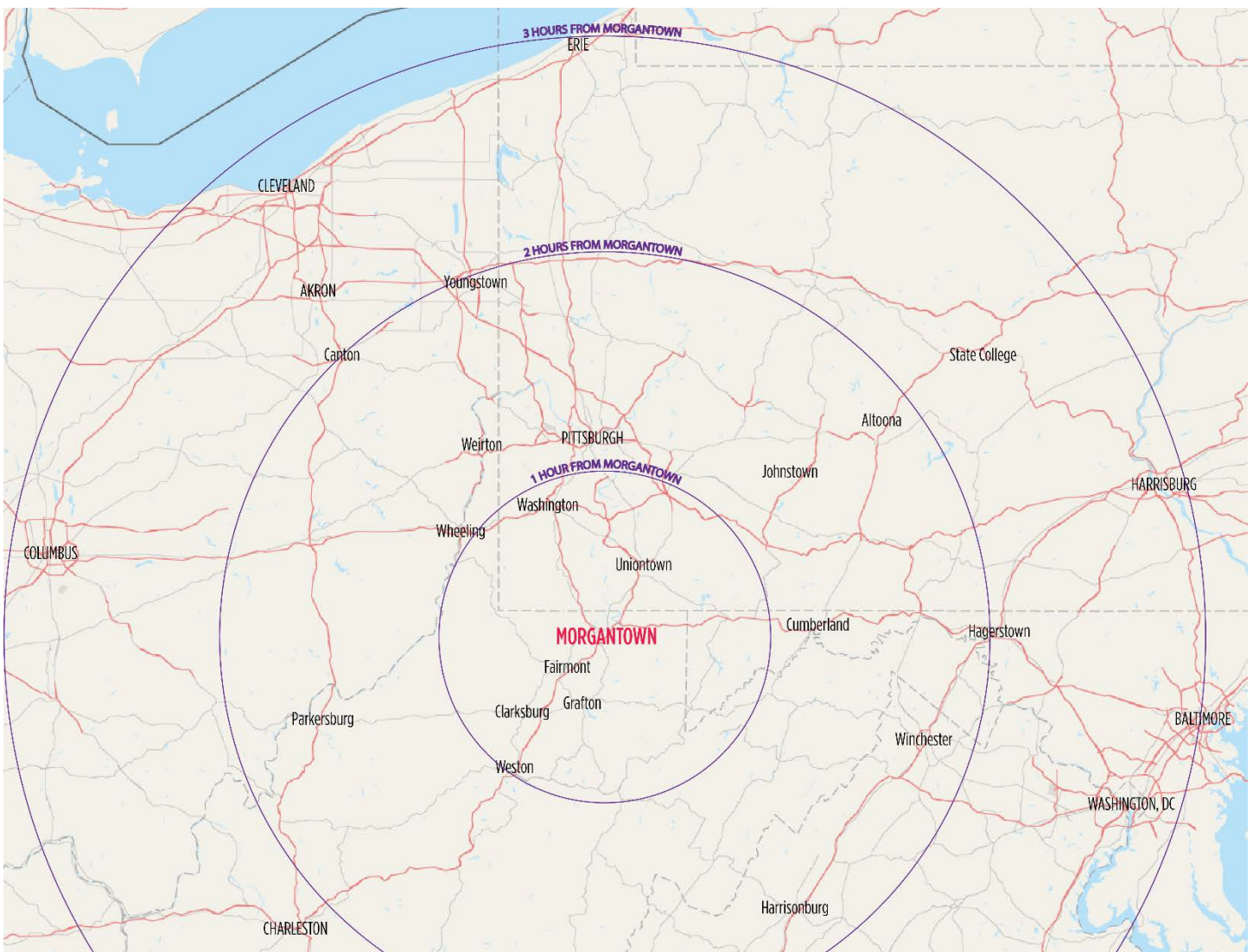
Mixed-use and multifamily developments in the Sunnyside Overlay Districts have off-street parking requirements of 0.5 spaces per occupant, plus required spaces for any commercial use(s).

More details on zoning provisions and standards applicable to the site can be found here:

<http://www.morgantownwv.gov/DocumentCenter/Home/View/119>

Future Development Possibilities

Although the site as configured today is 2.05 acres, the possibility may exist in the future for additional acreage across the PRT line as a potential second phase or expansion of the project. This acreage will have access to the Monongahela River and benefit from riverfront development opportunities.



Above: Driving distances from Morgantown to surrounding cities.

RFP SCHEDULE

- **RFP released:** September 11, 2017
- **Proposal due date:** October 16, 2017 at 4:00 PM Eastern Time
- **Site visits:** can be made by appointment with CNRC Executive Director Angela Cline: (304) 290-8111

HOW TO SUBMIT YOUR PROPOSAL

Digital submissions are acceptable and can be sent to Angela Cline at acline@sunnysideupwv.org. Proposals should be no more than 30 pages, including corporate profiles, literature, financial information, etc., and need to include the following:

- ✓ 3-to-5-page narrative that describes the developer's vision, community engagement process, expected strategy for accommodating parking, and approach to making the proposed development a green and sustainable civic asset
- ✓ Detailed offer pricing sheet
- ✓ Schedule of anticipated mix of uses, broken down by square footage and type
- ✓ Expected strategy for accommodating parking
- ✓ Related mixed-use project experience
- ✓ CVs for the submitters, CEO, CFO, and anticipated project manager

If submitting hard copies, please mail to:

Angela Cline, Executive Director
Campus Neighborhoods Revitalization Corporation
709 Beechurst Avenue, Suite 30
Morgantown, WV 26505

SELECTION PROCESS

A developer will be selected based on, but not limited to, the following criteria:

- ✓ Offered price
- ✓ Experience completing similar mixed-use development projects in an urban neighborhood undergoing revitalization
- ✓ Capacity to attract and secure financing
- ✓ Ability to assemble a development team with the appropriate specialties for a project that may require various types of development
- ✓ Appropriateness of the developers' proposed vision with the mission/goals of CNRC and the 2013 Morgantown Comprehensive Plan, and the market needs of Sunnyside and the Morgantown area
- ✓ Experience with community engagement
- ✓ Commitment to green/sustainable design standards as well as the financial sustainability of the development

It is envisioned that after reviewing proposals, it will be CNRC's prerogative to enter into a due diligence period with one or more of the submitting developers, during which these developers may ultimately submit a more formal Letter of Interest (LOI).