

Request for Proposals



43 E. 7th Avenue
Sawdust District
City of Oshkosh, WI





The Redevelopment Authority of the City of Oshkosh (RDA) seeks proposals from qualified developers regarding several mixed-use parcels located east of S. Main St. between E. 7th Avenue and E. 9th Avenue in the Sawdust District of Oshkosh. More information regarding the Sawdust District:

<https://www.ci.oshkosh.wi.us/SawdustDistrict/>.

The project should complement the surrounding urban environment as well as incorporate and utilize the entire sites.

1. Development Goals

The RDA encourages submission of a plan for a creative and aesthetically pleasing designed multi-family residential or mixed use commercial/multi-family development. Commercial uses should take advantage of high visibility provided along South Main Street while all development should complement and utilize the unique location with the Fox River riverfront, future river-walk, and great visuals of Lake Winnebago. The City and RDA is willing to entertain developers interested in smaller portions and acreage of the parcels.

2. Property Description

The parcels are vacant as all buildings have been demolished as of 2020. The larger parcel has frontage along South Main Street that is approximately 427 ft. wide and 694 ft. deep and is bordered by South Main Street, East 7th Avenue and East 9th Avenue.

The smaller parcel has frontage along East 9th Avenue that is approximately 81 ft. wide and 362 ft. deep and is bordered by East 9th Avenue.

3. Area Conditions

a. Location Conditions:

The properties are within the South Shore Redevelopment Area and part of the Sawdust District Master Plan. The area generally contains a mix of older manufacturing, light commercial and residential uses. It is located in relatively close proximity to the City's main water features the Fox River and Lake Winnebago.

The areas immediately to the south and west are primarily commercial, industrial and residential. Some of the area to the west is a hub of small businesses which provides an easy walk to area restaurants, retail establishments, entertainment venues and service businesses including the Menominee Nation Arena, home to the Wisconsin Herd, an NBA G-League team. This area promotes a growing desirability



and demand, especially by millennials, young professionals, and/or students attending the University of Wisconsin Oshkosh, which is a short walk west of S. Main Street.

The area to the north consists of mixed commercial/residential uses. Just a short walk over the Fox River will take you to Oshkosh's Center City, a bustling downtown district which includes restaurants, hotels, the Oshkosh Convention Center, museums, the Opera House, and the Winnebago County Courthouse and Leach Amphitheater.

b. Environmental Conditions:

With the manufacturing history of the area, a Phase I Environmental Site Investigation was completed by AECOM. A summary of the current status as well as results from the Phase I ESA can be seen in [APPENDIX B].

c. Other Conditions:

Located east of the available parcels and Pioneer Drive, is an active rail spur operated by Canadian National. The City is aware of the potential train traffic and train noise and is willing to work with developers to mitigate these issues. Different tactics that may be discussed to mitigate noise can be and is not limited to landscaping, sound proofing building materials, or a sound barrier that limits the sound to deflect up and away from the new development. The City is aware that an active rail spur in close proximity to a development may be a deterrent and would be supportive of discussing possible incentives to mitigate it.

4. Proposed Zoning and Land Use

The sites are zoned riverfront mixed use – riverfront overlay (RMU-RFO) which aims to protect the aesthetics and water quality while accommodating the wide variety of both indoor and outdoor land uses that benefit from locating adjacent to the Fox River. The purpose of the overlay district is to improve the quality of development along the riverfront by applying enhanced building design standards and land use regulation in the area defined by the mapped boundaries of the Riverfront Overlay District. The RMU zoning district permits low density residential uses, light commercial or mixed-use developments.

The redevelopment parcels included in this RFP are located within Oshkosh's Sawdust District Area. The Sawdust District Plan strives to expand upon the recommendations identified in Imagine Oshkosh focusing on the South Shore sub-area identified in the Center City. The Sawdust District Plan will direct growth, development and infrastructure investment by providing guidance through recommendations, strategies and policies with an ultimate goal of reinvigorating the neighborhood. All project proposals will have to follow these specific guidelines set in the Sawdust District Plan. More information on the Sawdust District and to view the Sawdust District Master Plan:



<https://www.ci.oshkosh.wi.us/SawdustDistrict/>

The parcels will also border the future Riverwalk along the Fox River. The City of Oshkosh plans to vacate Pioneer Drive along the Fox River and develop a Riverwalk. E. 9th Avenue would then extend east to connect with the southern portion of Pioneer Drive **[See Appendix A]**. The Fox River Corridor Riverwalk Plan is a comprehensive Riverwalk plan and design guidelines for the momentum of the Fox River revitalization. Several portions of the Riverwalk have been completed with more segments in the financing phases. More information on the Riverwalk design plans:

<https://www.ci.oshkosh.wi.us/PlanningServices/RiverwalkDesignPlans.aspx>

Please refer to the City of Oshkosh Zoning Ordinance for regulations regarding setbacks, land use/permitted/conditional uses, parking, landscaping, storm water management, etc. which can be accessed on the City's website at the following link:

<https://www.ci.oshkosh.wi.us/PlanningServices/ZoningOrdinanceMaps.aspx>

5. Terms and Conditions

The price of the available parcels are about \$3.50 per sq. ft. At the time of conveyance the developer would be expected to provide full payment of the value of the properties unless a write down is agreed upon by the Redevelopment Authority (RDA), the Oshkosh Common Council, and the selected developer. A decision by the RDA and the City to consider a write down would be based on proof need and the value and quality of the project. However, the RDA and the City will work with interested developers on attractive disposition terms to facilitate high quality projects.

6. Proposal Requirements

General Physical Development Requirements:

- All new construction must be brick or a comparable masonry. If compatible with the surrounding area the use of alternative materials may be used including vinyl siding.
- Porches, decks and balconies shall have no exposed wood (stained or painted wood is acceptable). Joists and other structural elements shall not be visible.
- Mechanical and utility penetrations, utility facilities, drainage pipes, fixtures (other than lighting) and the like shall not be located on the building facades visible from the right-of-way or any building entry area, and where present, must be fully screened.
- All elevations of a given structure shall have the same finishing materials and design quality.
- All parking areas must be on the proposed buildings rear facades.
- Exterior lighting must be compatible with the style and scale of the structure(s).
- Site amenities shall include secure bicycle parking area for temporary use by guests and residents, which should be located to the side or rear facades.



- Window air conditioning units will not be permitted on the street facing façade or on a façade visible from the right-of-way.

Proposal Content and Organization: To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following elements:

1. **Title Page:** Show the proposal title, name of firm, address, telephone number(s), name of a contact person, date, and other relevant company information.
2. **Developer Credentials:** Provide a narrative describing the developer's background, history, and construction experience, including comparable projects successfully completed by the developer. **Provide names and contact information for three customer references.**
3. **Team Members:** State the names and titles of key members of your development team, including proposed subcontractors (*if possible, provide resumes for the identified members*).
4. **Developer Legal Structure:** Provide evidence of corporate status including, where applicable, Articles of Incorporation or a partnership certificate or agreement. In addition, identify by name and title entities holding an ownership interest of 20% or more.
5. **Project Description:** Provide a one to two page narrative describing what is proposed for construction, environmental cost, and acquisition of the land. Include an explanation of the exterior design concept and the expected timetable for construction.
6. **Concept Plan:** Submit a conceptual site plan showing initial ideas for building and their uses, placement, parking layout, access drives, storm water management, and landscaping. Preliminary building elevations should be included.
7. **Financing Plan:** Provide a description of anticipated general financing for the project. Include the following details:
 - a. Required investment and expected level of RDA participation in the project (if any).
 - b. State of developer's financial ability and resources at the developer's disposal.
 - c. Business concept including target market for the planned project and how the completed project would be marketed.
 - d. Offer price for the property.
8. **Approaches to Addressing City Goals and Vision (optional):** This is an optional section for the developer to highlight any specific unique qualities that may be appealing to the goals, vision, or personality of the City of Oshkosh.



7. Submittal Deadline

This RFP has a rolling deadline – with the earliest deadline for submission being **4:00pm CST Friday, April, 16th, 2021** with a new deadline every two months, the second being 4:00pm CST June, 18th, 2021 and the third being 4:00pm CST August, 13th, 2021 or until the RDA and City of Oshkosh has awarded a proposal. This deadline submittal schedule allows City staff time to review proposals, ask questions or schedule interviews before presenting proposals to the RDA committee.

Submittal Requirements: Proposals must be received by the Redevelopment Authority of Oshkosh (RDA) by **April, 16th, 2021** for the first round. With additional submission deadlines every two months until a proposal gets awarded. It is recommended that all proposals be submitted via certified mail or other commercial courier services in order that the applicant will have a written record of the delivery. The following requirements must be completed in full:

Redevelopment Authority of the City of Oshkosh
Department of Community Development
215 Church Avenue, Room 201
Oshkosh, WI 540901

- Three (3) bound original (hardcopy) of the completed proposal
- One (1) digital copy of the completed proposal (CD, USB or DVD).

No proposals will be accepted via email or fax.

The RDA Board will select and recommend approval of proposals that enable the community to best realize the objectives for the South Shore Redevelopment Area and the Sawdust District Master Plan. The RDA reserves the right to reject any and all proposals.

Submittals that meet the requirements of the RFP will be scheduled for review and a tentative oral presentation to the RDA. The RDA will determine whether they wish to accept, reject or seek additional information on a submittal.

After a proposal is selected by the RDA, a Term Sheet reflecting the basic provisions of a Developer Agreement will be prepared by City Staff for review and approval by the developer, RDA and Common Council.



8. Questions and Contact Information:

Allen Davis
Director of Community Development
PH: (920) 236-5055
Email: adavis@ci.oshkosh.wi.us

Kelly Nieforth
Economic Development Manager
PH: (920) 236-5045
Email: knieforth@ci.oshkosh.wi.us

Brian Wustmann
Economic Development Analyst
PH: (920) 236-5028
Email: bwustmann@ci.oshkosh.wi.us



Appendix A

Maps and Photos of Redevelopment Parcels

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Redevelopment Sites

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.



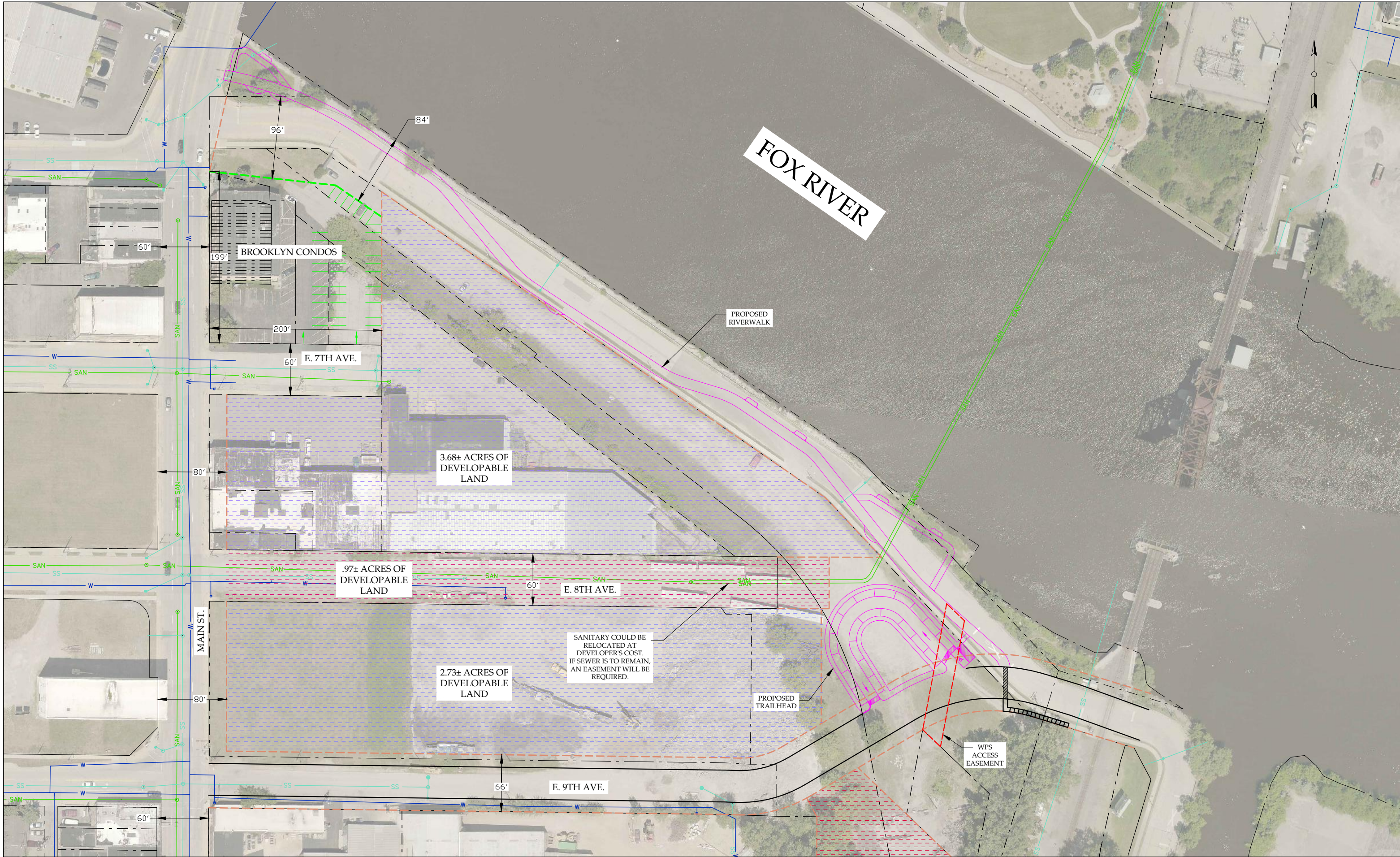
1 in = 0.03 mi

1 in = 150 ft

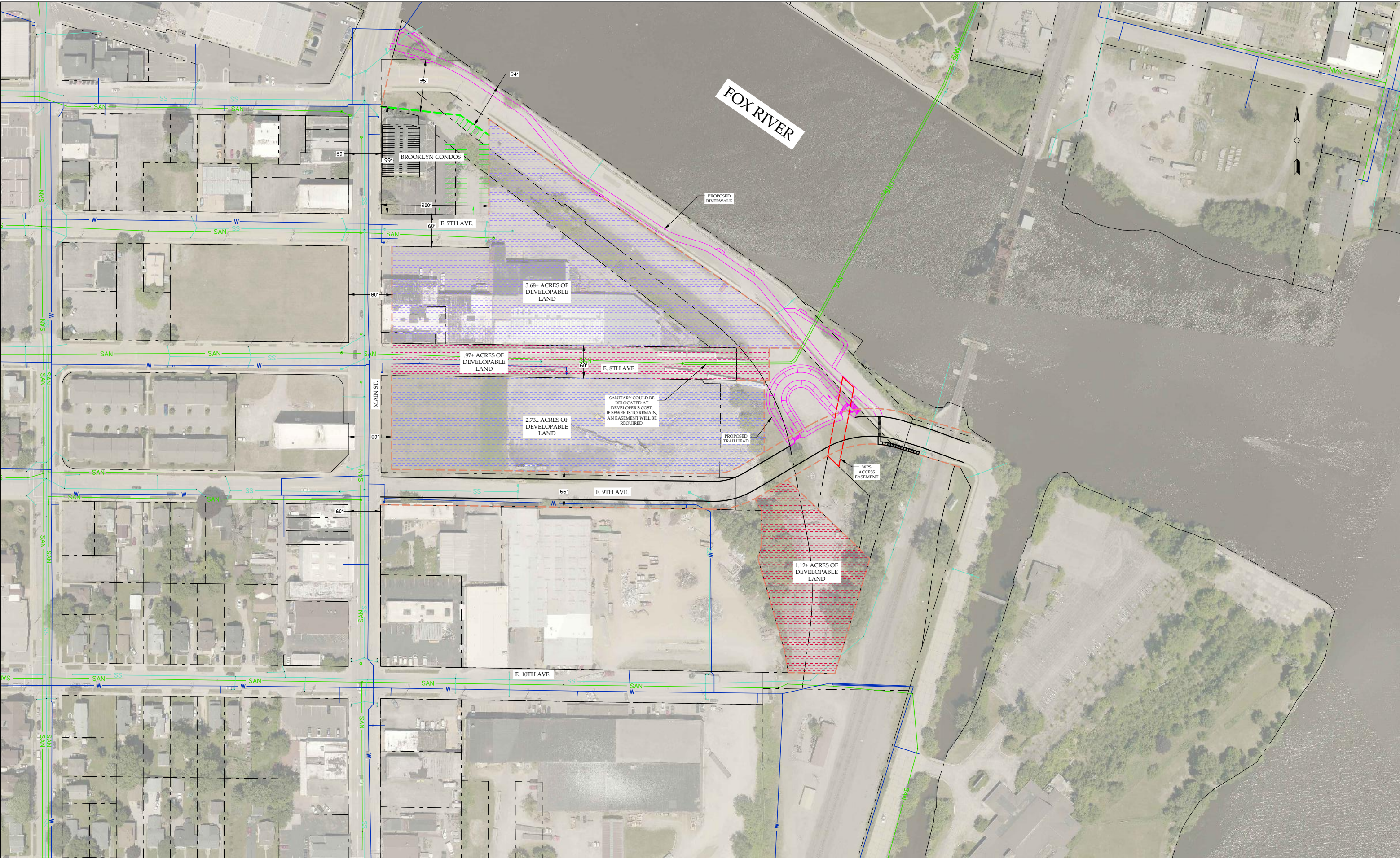
Printing Date: 8/20/2020


Prepared by: City of Oshkosh, WI

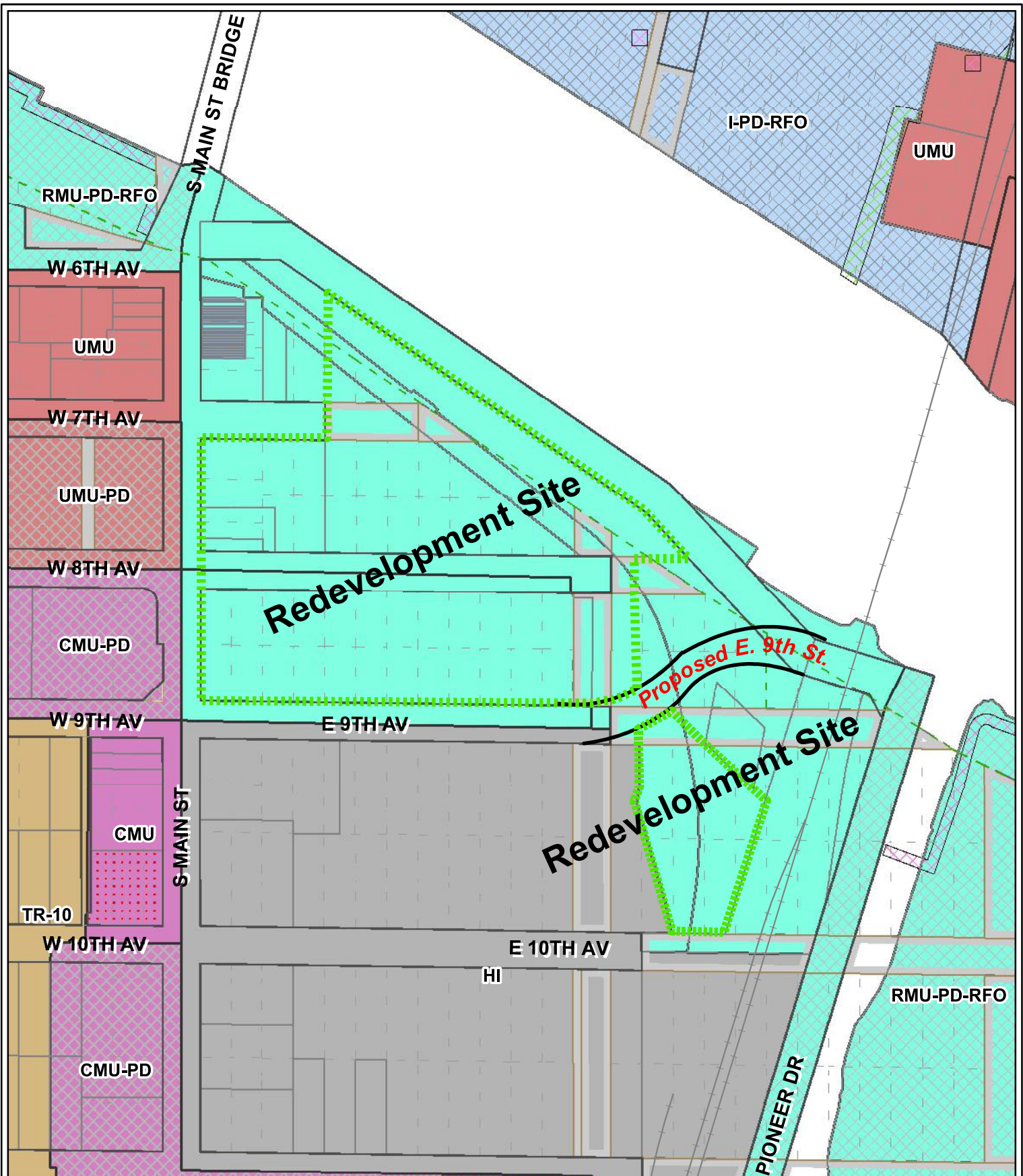




| BENCH MARKS - USGS NAVD 88 DATUM | | | | PLAN DESIGN INFORMATION | | PLAN REVISIONS | | DESCRIPTION | | DATE | BY | PIONEER RIVERWALK CONCEPT PLAN |
|----------------------------------|---------|-------------|-------|--------------------------------------|----------------|----------------|--|-------------|--|------|----|-----------------------------------|
| NO. | STATION | DESCRIPTION | ELEV. | DESIGN DATE | 06/24/2020 | | | | | | | |
| | | | | ECONOMIC DEVELOPMENT | KELLY NIEFORTH | | | | | | | |
| | | | | DESIGN ENGINEER | JUSTIN GIERACH | | | | | | | |
| CITY OF OSHKOSH, WISCONSIN | | | | JAMES RABE, DIRECTOR OF PUBLIC WORKS | | SCALE IN FEET: | | 0 25 50 | | | | |



| | | | | | | | | | | | | |
|----------------------------------|---------|-------------|-------|--------------------------------------|----------------|----------------|--|---|--|------|----|-----------------------------------|
| BENCH MARKS - USGS NAVD 88 DATUM | | | | PLAN DESIGN INFORMATION | | PLAN REVISIONS | | DESCRIPTION | | DATE | BY | PIONEER RIVERWALK CONCEPT PLAN |
| NO. | STATION | DESCRIPTION | ELEV. | DESIGN DATE | 06/24/2020 | | | | | | | |
| | | | | ECONOMIC DEVELOPMENT | KELLY NIEFORTH | | | | | | | |
| | | | | DESIGN ENGINEER | JUSTIN GIERACH | | | | | | | |
| | | | | | | | | | | | | |
| CITY OF OSHKOSH, WISCONSIN | | | | JAMES RABE, DIRECTOR OF PUBLIC WORKS | | SCALE IN FEET: | |  | | | | |



Zoning - Riverfront Mixed Use - Riverfront Overlay

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1 in = 0.04 mi

1 in = 208 ft

Printing Date: 8/20/2020

Prepared by: City of Oshkosh, WI





View Facing East





View Facing East





View Facing East





View Facing North



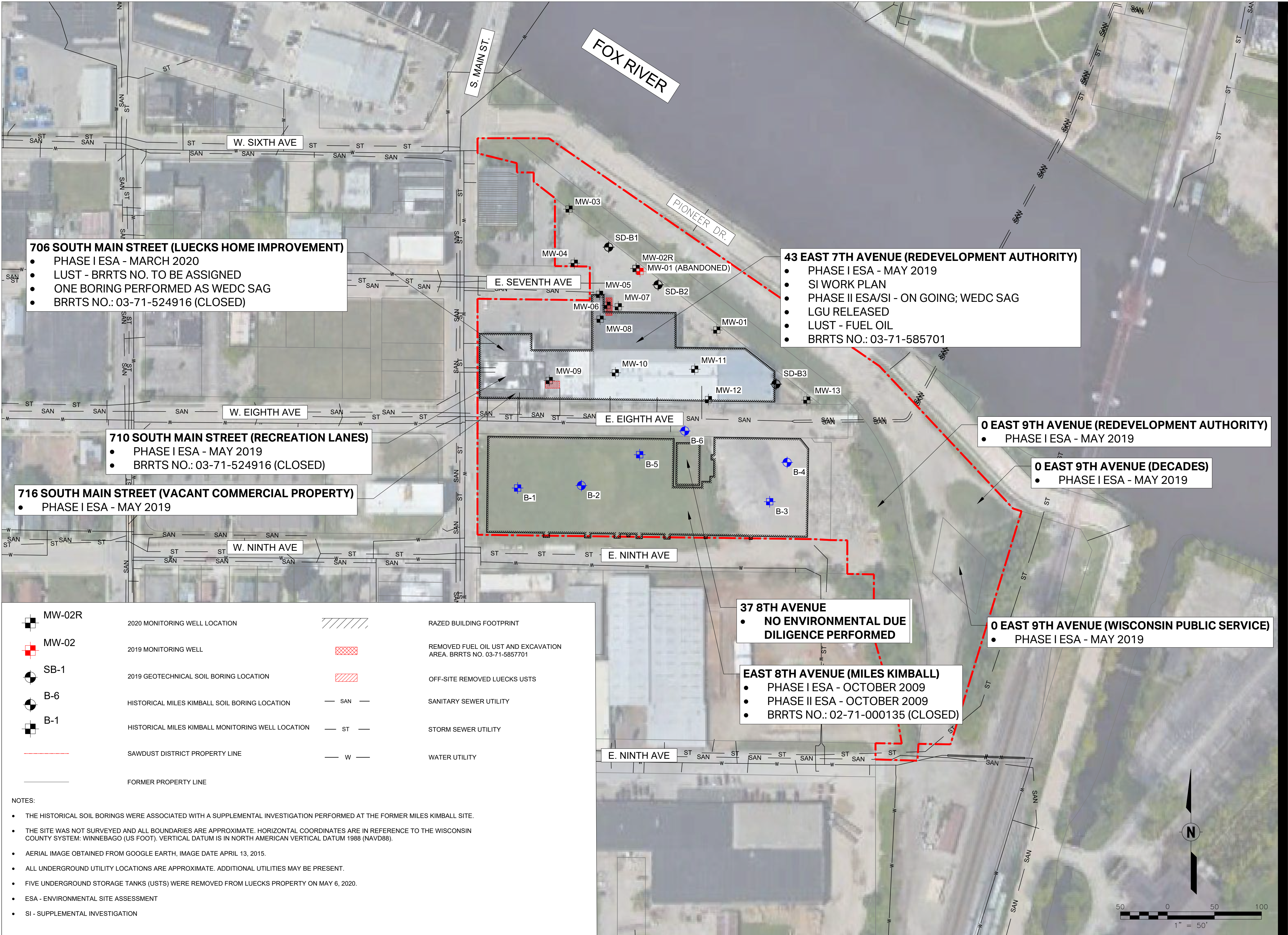


Appendix B

Environmental Study Information

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File name: Z:\PROJECTS\60611293_SAWDUST WEDC GRANT SUPPORT\900-CAD, GIS\911 CAD_SI FIGURES\20-SHEETS\WEDC EDD FIGURE\FIGURE_MAP.DWG 2021-01-12
Last saved by: MIKE PAWLAK
Last Plotted:
Project Management Initials: Designer: Checked: Approved: ANS I D 22" x 34"



PROJECT

SAWDUST DISTRICT
ENVIRONMENTAL
STATUS
OSHKOSH, WISCONSIN

CLIENT

CITY OF OSHKOSH

215 CHURCH AVENUE
OSHKOSH, WI
920-236-5065 tel
www.ci.oshkosh.wi.us

CONSULTANT

AECOM
558 North Main Street
Oshkosh, WI 54901
(920) 235-0270 tel
www.aecom.com

REGISTRATION

ISSUE/REVISION

| 1 | 01/13/2021 | ISSUED FOR REVIEW |
|-----|------------|-------------------|
| I/R | DATE | DESCRIPTION |

KEY PLAN

PROJECT NUMBER

60611293

SHEET TITLE

SAWDUST DISTRICT REDEVELOPMENT

FIGURE NUMBER

1

Environmental Summary for the Sawdust District from AECOM

[Outlined on Map the Previous Page]

The soil borings and groundwater monitoring wells installed and current analytical data at the site indicate the following environmental summary:

- Fill material was encountered in each boring advanced at the site. The thickness of the fill ranged from approximately 4 to 14 feet. Based to current data, the fill may extend beneath the entire area. The fill material at the subject area is similar in composition to the fill observed at the adjacent properties and other properties along the Fox River corridor. The fill material consists of wood chips and cinders associated with the historic industrial use.
- Low concentrations of PAHs and metals were detected in the fill soil in several exceeded generic direct contact non-industrial and soil to groundwater RCLs. Lead was detected at levels above no-industrial direct contact levels in the fill soil at Soil Boring MW-09, which is associated with a former leaded gasoline UST.
- Petroleum impacts in the soils were encountered at B-6 (gasoline UST, no BRRTs established), MW-09 (former USTs, no BRRTs established), and MW-07, which is associated with a former leaded gasoline UST.
- PVOCs detected in the groundwater samples collected from the groundwater monitoring wells MW-5, MW-6, and MW-7, which is the area of the former fuel oil UST. Arsenic exceeds the NR 140 ES standards in MW-03. PAHs were detected in MW-05 associated with the fuel oil UST.
- Based on the available data, it does not appear that active soil or groundwater remediation is necessary.
- The site can be redeveloped. Additional planning and some specific pre-development assessment may be needed to be performed. The additional specific redevelopment planning and assessment should include measures to manage fill soils during redevelopment and assessment of foundation requirements in the fill material for any future structures.
 - Fill soils from the subject property should remain on site or be managed offsite as a solid waste. Fill material should not be used as “clean” fill on other properties that could create third party liability issues. AECOM has utilized several different methods, such as performance barriers, managing the soils on site, and establishing site-specific soil cleanup objectives to reduce material handling and disposal costs. Handling of the fill soils will be a cost driver during site development.
 - Special foundation requirements and construction methods may be necessary for future redevelopment of the site. In some cases, buildings constructed within the fill may be placed on deep foundations or piles.

Following completion of the significant construction elements related to the site development, a closure request will be submitted consistent with requirements of Chapter NR 726, with the site placed on the WDR Geographic Information System (GIS) Registry of Closed Remediation Sites.