



**REQUEST FOR PROPOSALS
DESANCTIS PARK PROPERTY FOR HOUSING**

Release Date: December 4, 2019

Due Date: January 10, 2020

222 LEWIS STREET | RIVER FALLS, WISCONSIN 54022

Request for Proposals (RFP)

City of River Falls, Wisconsin

Multifamily Housing for DeSanctis Park Property

The City of River Falls, Wisconsin, is soliciting proposals from well-qualified firms interested in the development and construction of multifamily housing on a 7-acre parcel of city-owned land adjacent to a 20-acre community park on the west side of the City. The successful firm will utilize the city's [2018 Comprehensive Housing Needs Analysis](#). Firms with relevant qualifications are encouraged to submit.

Introduction

River Falls is a growing community in St. Croix and Pierce Counties with a population of 15,256. The seven-year growth rate for the city is 1.7 percent. River Falls is a full-service community uniquely positioned in western Wisconsin with close proximity to the Twin Cities markets. A vibrant Main Street with a diverse mix of professional services, restaurants, and retail shops add to the small-town charm of River Falls. The city has many accolades and accomplishments including:

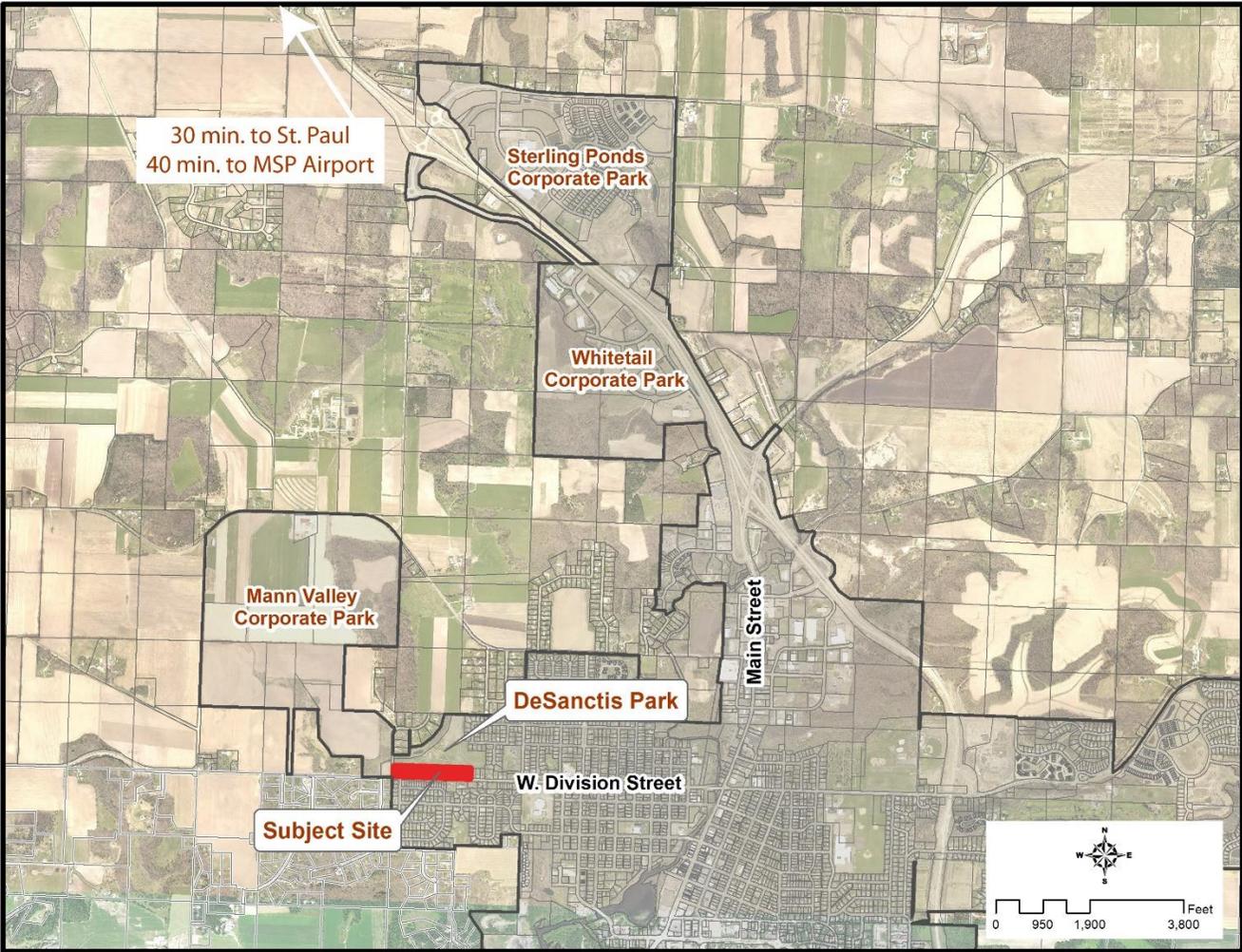
- Ranked as one of the best small cities in the country (*Demographics Daily*)
- Public schools are rated from 8 to 10 on the *Sperling's Best Places* 10-point scale
- Property crime is 43% below the national average and violent crime is 17% below the national average
- Achieved designations as a Playful City, a Bicycle Friendly Community, Tree City, Bird City, and Monarch City
- 2015 Library of the Year award (*Wisconsin Library Association*)

The City is home to the [University of Wisconsin – River Falls](#) which was ranked 8th in the nation by students as being worth the expense according to the *Wall Street Journal*, as well as the [Chippewa Valley Technical College](#). Dozens of businesses call River Falls home, including many historically listed on the Inc. 500 list, such as Minnesota corporate giants like Nash Finch and Land O' Lakes, and companies with headquarters based in Ireland, Germany, France, and Israel. Corporate businesses in River Falls include innovators in plastics, food, language translation, scheduling, mini markets, plant genetics, metal manufacturing, material science, 3D printing, sharpening equipment, specialty coatings, architectural wooden doors, cabinetry and casework, LED drying technology, and more.

Business and economic development in River Falls continues to be strong. Industrial and corporate development accomplishments in the last three years include:

- The City opened its third corporate park, [Sterling Ponds Corporate Park](#) in 2016
- Turnkey Corrections/Three Square Market constructed a 100,000 sq. ft facility in Sterling Ponds Corporate Park
- WinField United, a subsidiary of Land O'Lakes constructed a 55,000 sq. ft research facility, a \$20 million investment, in Sterling Ponds Corporate Park

- WinField United also constructed a 15,000 sq. ft facility in Mann Valley Corporate Park
- Construction on the [St. Croix Valley Business Innovation Center](#) in the Sterling Ponds Corporate Park was completed. The Innovation Center is a collaborative partnership between the University of Wisconsin – River Falls, Chippewa Valley Technical College, the City of River Falls, and the River Falls Economic Development Corporation
- Anchor Paper constructed an 85,000 sq. ft. manufacturing and distribution facility in the Whitetail Ridge Corporate Park
- Mann Valley Corporate Park is the future location of a nearly 285 developable acres on the northwest side of River Falls. A [Preferred Concept Plan](#) was developed for Mann Valley Corporate Park



Housing Needs Analysis Summary

A 2018 [Comprehensive Housing Needs Analysis](#) examines River Falls’ demographics, employment, housing characteristics, affordability, and for-sale, rental, senior, and special needs markets. The study projected housing to the 2030 and found demand for minimum of 1,500

general occupancy units and 570 senior units. Refer to the study for the complete demand analysis.

Property Description and City Development Goals

The subject property is a 7.09-acre city-owned parcel located along W. Division Street just south of DeSanctis Park. The site is on the west side of the city, 3 blocks west of Westside Elementary School, and less than a mile east of Mann Valley Corporate Park.

The site is currently zoned [R-1 single family residential](#); however, the city desires a higher density (up to 8-15 du/acre) of development at this location which will require the establishment of a [planned unit development \(PUD\)](#).

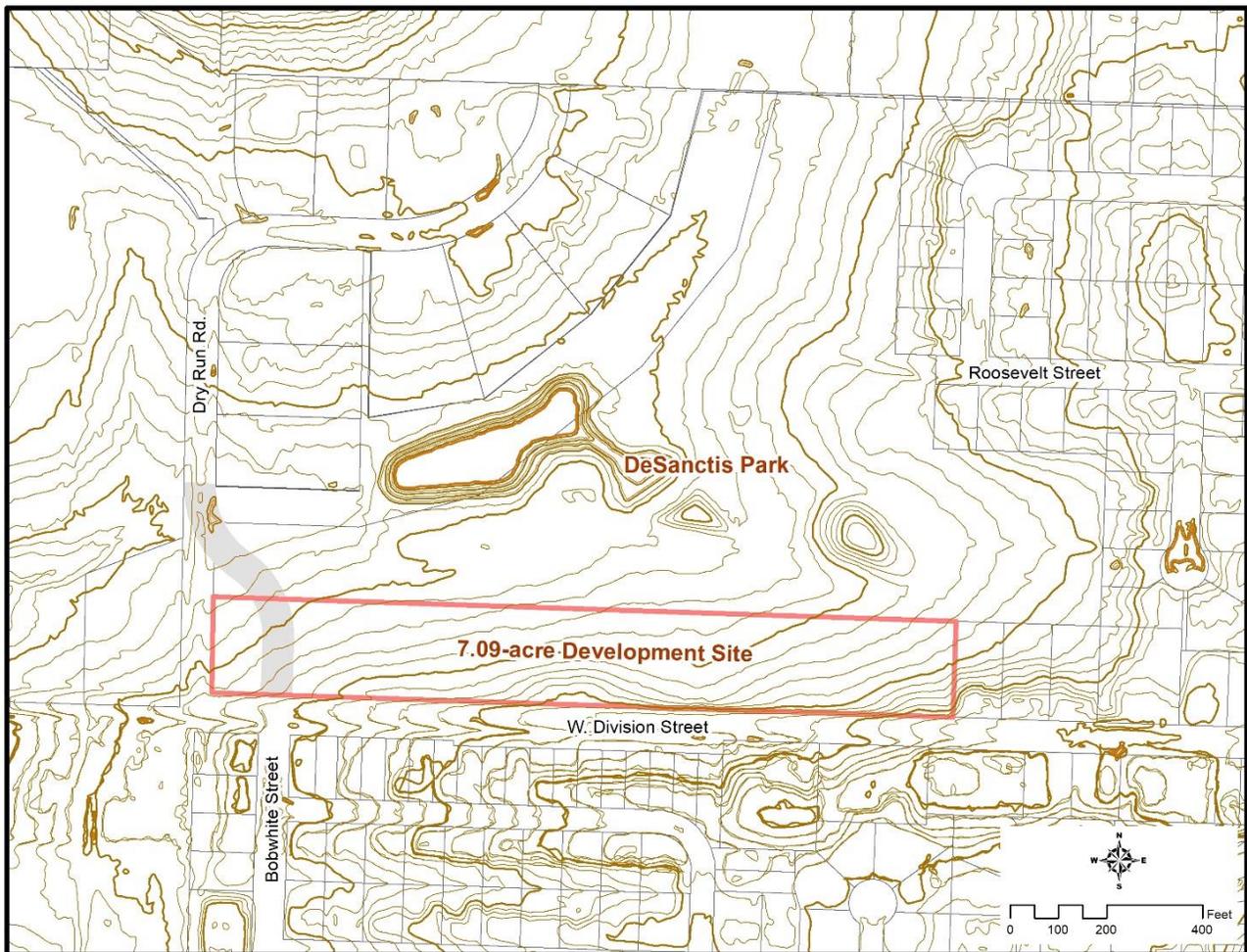


The site is adjacent to the 20-acre [DeSanctis Park](#), one of three regional parks in River Falls. DeSanctis is a “passive” park with many natural amenities including native prairies, trails, a sledding hill, and the historic Glover School. The park was funded with a state stewardship grant, which restricts development of parkland. Therefore, all non-public development must occur within the 7.09-acre site (road and stormwater may be allowed on park land with permission from DNR).

The park and the school are presently underutilized as there is not yet parking or water/sewer available to property. The city hopes to activate the park with this development by adding an area for residents to park and improving Glover School for community use (presently not permitted because of a lack of water/sewer). Through this RFP, the City hopes to partner with the selected firm to establish parking for the park and extend water/sewer service to Glover School.

Access to the site will be established via a realignment of Dry Run Road with Bobwhite Street to the south. West Division Street is designated a minor arterial, so no new curb cuts for driveways may be created on the south side of the development site. There is also a desire by the City to build a road to connect Dry Run Road up to Roosevelt Street on the east side of the park. (Refer to Appendix A for a conceptual drawing by staff of this future road). This road would serve as the access and utility corridor for the development. Parking accommodations for the park will be sited along this roadway in a configuration that is yet to be determined.

The City is looking for creative design ideas for the development concept including site layout and product. It is important to note that the site topography has a 4-8% slope across the parcel from West Division Street toward DeSanctis Park.



Negotiations

- The sales price for the 7-acre parcel is negotiable. The City estimates the site to be valued at \$300,000.
- The City is open to discussion on financing the necessary public infrastructure improvements; the City's [Tax Increment Financing Policy](#) is here for your reference.
- The City anticipates entering into a developer's agreement with the selected firm.

Proposal Contents

1. Provide a conceptual site plan with:
 - Building and site layout that addresses topographic and elevation challenges from West Division Street
 - Architectural examples of housing including size of buildings and square footage of room designs
 - Street design, including requested ROW alignment, location of drives and parking, including parking for Glover School
 - Conceptual utility layout including water/sewer connection to Glover School.
2. Provide information on the project team (i.e. architect, engineer, etc.) that will work on the project, including but not limited to: role on team, relevant experience, availability, and ability to meet deadlines
3. Provide a minimum of three (3) examples of related experience performed by the firm during the previous five (5) years. Please provide information on your firm's work with other municipalities
4. Provide your firm's overall approach to the project
5. Describe your firm's philosophy of getting development plan approval from surrounding residents and neighbors

Submitters are welcome to suggest additional deliverables based on their knowledge of the City.

Submission Procedures and Information for Prospective Developers

1. Submit an electronic proposal via email to Brandy Howe at bhowe@rfcity.org no later than **January 10, 2020**. Submissions received after this date will not be considered. All proposals become the property of the City of River Falls. The City of River Falls reserves the right to reject any or all submissions, to waive irregularities, or to accept such submissions, as in the opinion of the City, will be in its best interests.
2. Proposals are prepared and submitted at the sole cost and expense of the respondent and shall become the property of the City of River Falls; documents will not be returned.
3. The City of River Falls will review the submissions and select the most highly qualified firm(s) to contact for an interview.
4. The City reserves the right to negotiate with any and all respondents on the scope of the project, fees, timelines, and all other components of the project.
5. Questions regarding this RFP shall be directed to Brandy Howe, Senior Planner for the City of River Falls, 715-426-3431 or bhowe@rfcity.org.