

REQUEST FOR PROPOSALS



ANDERSON CENTER STATION REDEVELOPMENT 7832 FIVE MILE ROAD ANDERSON TOWNSHIP, OHIO

Background

In the early 2000s, Anderson Township embarked on a long term initiative to transform the center of the community into a mixed use true “center”. The sale and redevelopment of the Beechmont Mall into the Anderson Towne Center was a major opportunity to advance this effort, and entailed the Township acquiring nearly 20 undeveloped acres near the Mall that has become Anderson Center, and the Anderson Center Station Park and Ride.

Together, these projects helped to usher additional uses in the area, along with medical and professional offices, restaurants and health services into what had traditionally been a retail area. Investments in public infrastructure along Five Mile Road has been a key factor in the infusion of over \$165 Million in public and private investment into this area within the last four year.

This has helped to realize portions of this vision from nearly 20 years ago, and has instilled a long missing sense of vibrancy and economic vitality to this center of the community. What has resulted is a “densification” of the area, a trend seen in other strong suburban markets across the country.

With this, the Board of Township Trustees of Anderson Township sees the 5.6 acre Anderson Center Station Park and Ride Site (“Site”) as an opportunity to add to the economic activity of this area, a goal of the Township’s Comprehensive Plan. The Board envisions a public-private partnership that retains a park a ride, but also provides the opportunity to tap the demand for development opportunities in this area.

Though development of the parking lot and Anderson Center Station structure was financed in large part by Anderson Township, the Ohio Department of Transportation, Federal Highway Administration, and METRO/SORTA also provided funding. As a result, these agencies are partners in this possible redevelopment effort and each is supportive of exploring various opportunities.

In order to further the discussion, Anderson Township is seeking proposals from qualified entities who may be interested in working with the Township and these partners in the redevelopment of Anderson Center Station. Proposals should account for the following factors:

Redevelopment Parameters

- Preserving between 110 and 150 dedicated parking spaces for sole use for park and ride purposes and/or Anderson Center events. These must be secured for public use in a long term lease to SORTA/Anderson Township. Anderson is willing to consider the sale of all or a portion of the Site.
- The need to maintain, or reconstruct, a minimum 1,000 sq. ft. transit center with climate controlled waiting area, public restrooms, etc. similar to the existing Anderson Center Station structure.
- No additional public funds will be contributed to redevelopment; however, the property may be acquired for as low as \$1.
- The “payback” to other funding entities for the loss of 46-96 parking spaces (the lot currently has 196 spaces) must be accounted for and financed by the development. It is estimated that this cost will be approximately \$2,500-\$3,000 per space.
- Anderson Township is willing to consider the extension of an adjacent Community Reinvestment Area (CRA) to include this Site. This current framework may allow for up to a 75% abatement, for 15 years, for commercial developments. However, depending on the terms, such a CRA extension may entail approval by the Board of County Commissioners of Hamilton County and the Forest Hills Local School District.

Submittal Requirements

The following items shall be included with a submittal:

- A conceptual site plan and rendering of the property, denoting the planned improvements and location of future park and ride spaces and waiting area. Additional drawings that help to convey the nature of the development (elevations, etc.) are encouraged.
- A narrative explaining the development concept or planned uses.
- A financing structure, entailing the proposed development costs and revenues, and depiction of any public involvement (CRA, etc.) in a development proposal.
- A timeline for such improvements. The Site is currently zoned E Retail, but may be subject to public hearings, approvals, etc. Consultation with Anderson Township, particularly the Planning & Zoning Department, is encouraged prior to any submittal.
- The projected taxable valuation of the proposed development or additional funding streams that may result (i.e. lodging tax, Joint Economic Development District, etc.).

Submittals

Questions or meetings with Anderson Township to discuss potential development concepts are welcomed and appreciated on or prior to March 20, 2018. Interested parties are also encouraged to review the Anderson Township Comprehensive Plan and the Anderson Township Zoning Resolution, which may be found on the Planning & Zoning page of the Anderson Township website (www.AndersonTownship.org).

Anderson Township's contact for this project is:

Steve Sievers
Assistant Administrator for Operations
7850 Five Mile Road
Anderson Township, Ohio 45230
513-688-8400
ssievers@andersontownship.org.

Proposals shall be submitted electronically to Steve Sievers by 2:00 p.m. EDT on Tuesday, April 3, 2018. Following submission, Anderson Township will review proposals, involving partner agencies in such discussions. Additional discussions, in the form of, follow up calls/emails, meetings, interviews, etc., may be requested of submitters. Further, the Township may wish to conduct an open house for the public review of such proposals.

Following such a review process, the Township will consider additional steps, which may include eliminating proposals, negotiating exclusively with one entity, etc.

Thank you for your interest in this opportunity.

Request Attachments

- Map of Anderson Center Station surrounding area
- Site Plan of Anderson Center Station
- Aerial Photograph of Site