



1100 WOODLAWN AVENUE FEASIBILITY STUDY

PROJECT DESCRIPTION

Southeast Neighborhood Development (SEND) seeks an individual or team to conduct a feasibility study for the property located at 1100 Woodlawn Avenue. Please be advised that proposals are due no later than 5:00pm EST on March 19, 2021. Please contact Kelli Mirgeaux at kelli@sendcdc.org with any questions prior to submission deadline.

PROPERTY LOCATION & HISTORY

The property is in the heart of the Fountain Square Cultural District in downtown Indianapolis, approximately one city block from an IndyGo Red Line station (Virginia & Woodlawn Avenue). The Property is within walking and biking distance to everyday services, restaurants and entertainment destinations. The property's walk score is 85, very walkable and has a bike score of 97, bikers paradise (walkscore.com). The property is currently zoned C-5 with 37 total spaces, five of which are leased to an adjacent property owner. The remaining 32 spaces have been made available to the public. SEND incurs maintenance and other property management expenses annually.

SEND has owned and maintained the parking lot since 1995. In that year, the City of Indianapolis quit claim the 1100 Woodlawn Avenue property to SEND and indicated that, "a parking lot must be constructed." The deed does not indicate that the property must remain parking nor does it have to remain public or free.

Current Site Conditions:

- The Property is currently a surface parking lot for 37 parking spaces, five of which are in a pending lease agreement with an adjacent property owner
- Currently zoned C5
- Proposed Land Use (City of Indianapolis) is Village mixed use
- Approx. .296 acres, Est 12,900 square ft.

PROJECT BACKGROUND

Significant infrastructure improvements including the Cultural Trail, the IndyGo Bus Rapid Transit system and additional bikes lanes have increased multi-modal options for those living and visiting the Fountain Square Cultural & Historical District. In 2017, the Southeast Quality of Life Plan was updated to include priorities around affordable multi-family transit-oriented development (TOD). This inclusion coincided with the construction and rollout of the IndyGo Red Line. SEND's 2018-2020 strategic plan addresses TOD opportunity for the organization, indicating a need to, "acquire property for mixed-use, mixed income housing and commercial development."

SEND began exploring the highest and best use of the property as early as 2018. SEND's community outreach and engagement efforts with adjacent property owners, neighborhood associations and businesses have shown concern for the absence of "public" parking and a concern for housing and/or commercial development.

In 2019, SEND applied for project financing to conduct a formal feasibility study to assess the highest and best use as well as the parking and development concerns. A complete property survey is in development and SEND is pursuing Phase 1 environmental work with the City of Indianapolis Brownfields program. SEND has established a taskforce of community and staff to oversee the feasibility study phases. The individual or firm selected will report directly to the SEND President but required to attend taskforce meetings.

A complete property survey is in development and SEND is pursuing Phase 1 environmental work with the City of Indianapolis Brownfields program.

SCOPE OF WORK

The Feasibility Study should, comprehensively, address site opportunities and challenges and identify highest and best use. The proposed scope of work should address community parking concerns, evaluate various development models (residential and/or commercial), financing and zoning requirements.

DELIVERABLES

Feasibility Study Final Report

- Provide a concise narrative and data-driven summary including:
 - Market analysis
 - Community stakeholder summary
 - Description and validation of the proposed property development
 - If housing, commercial, mixed-use or other employment producing options is identified as highest and best use:
 - Identify 2-3 development options
 - Physical details, including but not limited to:
 - Total square footage
 - Square footage of retail space (if proposed)
 - Square footage of office space (if proposed)
 - Number and type of residential units (if proposed)
 - Current zoning and any necessary zoning changes that would need to be made.
 - Structure height / setbacks
 - Contingencies
 - Incentives
 - Projected overall construction cost of development options, also known as "Total Project Cost".
 - Outline of funding opportunities and economic incentives available for application
 - Development process and schedule
 - Economic impact to neighborhoods and business district
 - If parking is identified as highest and best use:
 - Ownership objectives & financial details to monetize the parking lot (operating expenses and revenue projections)
 - Paid parking recommendation
 - Site improvements and total costs (surface, landscaping)
 - Maintenance costs and schedule

SUBMISSION REQUIREMENTS & EVALUATION CRITERIA

Proposals must be submitted in pdf format to kelli@sendcdc.org by 5:00pm on March 19, 2021.

RFP Understanding and Approach

- Provide one-page (max) response as to how you and/or your team will approach the feasibility study, please reference any knowledge of community and or city planning projects relevant to the goals of this feasibility study.

Team Qualifications:

- Provide an organization chart identifying the project team, including companies, individual members with titles, and assignment of responsibilities for completion of the Scope of Work.
- Team Bios

Relevant Experience

- Briefly describe 1-2 comparable projects completed or in progress involving your firm. For each example provide the client (with contact information), location, total project contract value, whether your firm was the lead or a subcontractor, project results or timeline for completion.

Fee Structure

- Provide a fixed dollar amount as the total fee to be charged to complete the Scope of Work
- Provide a standard hourly rate schedule