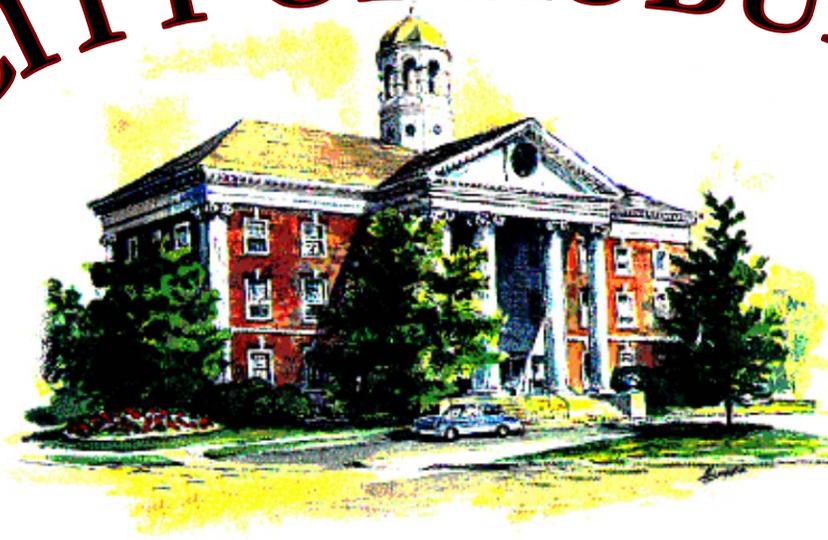


# CITY OF AUBURN



Memorial City Hall – 24 South Street – Auburn, New York – 13021

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Request for Proposal For:

## Purchase and Redevelopment of 1 State Street Auburn, NY

November 17, 2015



Douglas A. Selby, City Manager  
Jennifer Haines, Director of Planning and Economic Development

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Contact: City of Auburn Office of Planning and Economic Development (315) 255-4115

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# REQUEST FOR PROPOSALS SALE OF 1 STATE STREET

## I. Purpose

The purpose of this Request for Proposals (RFP) is to solicit development proposals and to select a preferred buyer for 1 State Street, Auburn, NY. A determination regarding the sale/transfer of the site will be based on the quality of the development proposal and the anticipated economic and community impact. City of Auburn officials will work with the preferred buyer/developer to consider all redevelopment options.

## II. Site Description

Location:	1 State Street Auburn, New York
Lat./Long.:	42°55'52.4"N, 76°34'05.8"W
Current Use:	Vacant Lot (Building demolished 2011)
Zoning District:	C-2: Central Commercial
Lot Size:	Approximately 86 ft. by 90 ft.
Site Access:	Frontage along State Street Rear access via shared alley
Ownership:	City of Auburn, NY
Deed Type:	Tax Deed
Tax Map Number:	115.60-2-47

The City of Auburn initially acquired 1 State Street in 1995. The City demolished the structure in the spring of 2011 leaving a vacant site for redevelopment. The site was transferred to Cayuga County in May 2011 and returned to City ownership in August 2015.

Presently, the site is comprised of stone fill with the exception of two beams installed to support a brick wall of an adjoining rear entrance to 123 - 125 Genesee Street (See Exhibit C, Existing Conditions Survey). Design consideration or coordination between the developer and owner of 123 - 125 Genesee Street will be necessary for redevelopment of the site. It has been identified that the wall currently supported by the whaler beam is in a deteriorated condition and will require attention for any redevelopment plan. Additionally, a wooden safety fence is installed along the eastern and western limit of the property.

Subgrade characteristics of the existing footprint vary across the site. The southern portion of the property was an old crawl space, and was not excavated and filled with the exception of a washed stone overlay to stabilize the area. The northern portion of the property was a full basement and has received washed stone fill along every edge of the property perimeter. The stone currently acts as ballast material to support the adjoining

basement wall. Ballast supports the basement wall (north), crawl space wall (south), driveway wall (west), and road/sidewalk wall (east).

During the spring of 2011, the existing Kalet Building was completely demolished and received a full visual clearance of asbestos and construction debris. The site was remediated of asbestos in full, with exception of the three areas noted in the in the conclusion statement of the Asbestos Report, which is available for review. The foundation slab was broken in spot locations to allow for vertical drainage of the site. Additionally the City conducted two separate, pre and post demolition, soil vapor intrusion tests. The results of this test are available upon request.

Water, sewer, storm, gas, and electric utility connections are available by underground connection. Existing utility connections can be made at the foundation wall as long as the service size is adequate for the use proposed for the site. Existing utility connection locations are indicated on the Existing Conditions Survey, Exhibit C.

### **III. Site Potential**

The site, 1 State Street, is located on the first block of State Street between Genesee Street and Dill Street. This section of State Street is unique in that it bridges the pedestrian and vehicular environments. The street provides one-way vehicular and limited parking, while functioning at a pedestrian scale. The design of the street can function as a pedestrian only area to support festivals and public events on a temporary basis.

Private and non-profit developers have made significant investments in six (6) buildings in the immediate area surrounding the site. These developers have created new commercial, residential, office and service spaces, resulting in the opening of multiple new restaurants and other businesses. These redeveloped spaces join the success and investment of a long-term business owner and resident of this block.

Further private investment has followed, just north of this area on State Street, including the construction of a new hotel, and complete renovation of an existing building for a new credit union. In addition, the City of Auburn made investments in street improvements throughout the downtown core surrounding State Street, including the complete rehabilitation of Market Street Park on the Owasco Riverfront in the center of downtown.

#### Zoning

1 State Street is zoned C-2 Central Commercial District. C-2 zoning permits a diverse range of business activities within the downtown urban core, placing a particular emphasis on pedestrian-oriented business activity. Permitted uses include, but are not limited to:

- Consumer Service Establishments, including restaurants, wine bars, banquet halls, arts and crafts studios, etc.

- Retail Shopping Establishments
- Business Goods and Services Establishments
- Professional and/or Medical Offices
- Hotel or Motel
- Mixed-use Occupancy with residential uses on the upper floors

As the attached site location map illustrates (please refer to Exhibit A), the site is located on the redeveloped portion of State Street, in the center of Auburn’s Central Business District. It is in close proximity to the east- and westbound Arterial (NYS Routes 5 & 20), and the primary north and south thoroughfares within the City: NYS Routes 34 (North Street) and 38 (State Street - a Designated Truck Route).

This redeveloped portion of State Street connects the Dill Street and Genesee Street, which functions as Auburn’s “Main Street” and is the traditional center of downtown business activity. In addition, the site is well-served by existing off- and on-street metered parking and permit parking (13 on-street parking spaces on State Street, immediately adjacent to the site), with over 800 spaces available in the surrounding downtown neighborhood area.

The Downtown Auburn Business Improvement District (BID)

The City of Auburn has an official Business Improvement District (BID) located within the Central Business District.

The Downtown Auburn Business Improvement District is a special assessment district that was formed by the downtown property owners so that there would be an effective organization in place, with sufficient funding to effectively carry out their mission of supporting business development and revitalizing Downtown Auburn. The stated mission of the BID is to enhance the appearance, economic viability and quality of life in the community by means of research, advocacy, marketing, promotion, event planning and collaborative efforts by the BID and its members.

The BID Offices are located at:

128 Genesee Street

Auburn, New York 13021

Telephone: (315) 252-7874

Executive Director: Stephanie DiVieto

Web: <http://www.auburndowntown.org/>

## IV. Design Redevelopment Guidelines

The City of Auburn is seeking redevelopment proposals that focus on active uses within this strategically located downtown property. In support of that goal, redevelopment proposals for the site that support the following goals of the City of Auburn's Comprehensive Plan, *Building a Sustainable Auburn*, adopted in January 2010, will be reviewed favorably.

- Enhance Downtown as a walkable, vibrant urban place
- Encourage more people to live and work Downtown
- Develop Downtown Auburn as a center for arts and entertainment

The Comprehensive Plan states, "Long-term economic and environmental sustainability depend upon preserving and reinforcing the existing downtown historic character along Genesee Street and ensuring that new development within the Business Improvement District (BID) boundaries reinforces the walkable, urban nature of a successful downtown."

At the direction of the City Council, a public meeting was held on September 23, 2015 to solicit public input on the sale of the site. Meeting attendees shared their ideas and comments for the redevelopment of the site, and additional comments were accepted via e-mail and Facebook through September 30, 2015. Ideas for redevelopment, as shared by the public and in no particular order, included the following:

- Musician Hall of Fame Park
- Enhanced Visitors' Center
- Community oriented sculpture
- Green space for business or community events, music acts, art festivals, small theater productions
- Positive or culturally bright use
- Theater
- Parking lot / garage
- Multi-Use space with bocce ball course
- School
- Retail building – Clothing or other retail items
- Cultural arts center
- Multi-Use building, including first floor retail, upper story residential, and underground parking
- Adult-sized playground
- Development similar to the Reading Terminal Market in Philadelphia
- Farmers' Market
- Specialty building – Auditorium, hotel, performance theater, convention or musical hall, indoor rock climbing / play and activity center
- Grocery store
- State of the art IMAX movie theater

- Co-op
- Skate park / roller rink
- Dance / night club with parking and banquet / meeting room
- Prison museum

Preference will be given to proposals that support a contextual design sensitive to the existing buildings surrounding the property. Height, bulk, scale, detail and materials should also be designed in this context, presenting an appropriate architectural continuity and/or complement to the existing buildings.

## **V. General Conditions of Application:**

1. Applicant(s) shall submit a detailed proposal for the renovation of the property at 1 State Street. All proposals should include:
  - A description of the proposed use(s) of the site;
  - A proposed timetable for beginning and substantially completing the development (for construction and occupation). Please note that it is a requirement of the RFP that substantial completion of rehabilitation and occupancy of the site is required within (24) months from the transfer of property.
2. The planned redevelopment of the property shall be subject to the review of the City of Auburn Design Review Committee. The Design Review Committee includes members of various City Departments charged with reviewing compliance of site plans with existing codes and ordinances.
3. A purchase proposal shall be accompanied by a 5% bid security in the form of a certified check, money order, security bond or letter of credit from a licensed bank. Payment shall be made payable to “The City of Auburn, New York”. The bid deposit shall constitute a formal down- payment of the party whose proposal is accepted. All the bid deposits shall be returned to the remaining bidders after formal award of the site of this property by action of City Council.
4. Proposals shall be binding upon the applicant(s) for a minimum of 60 days to allow for a formal review of the proposal and award of the sale by action of the City Council.
5. Applicant(s) must provide documentation to substantiate their financial capability to redevelop the property according to the development proposal put forth.
6. Applicant(s) may be required to provide documentation to substantiate a positive history and experience in renting, owning and/or managing such a property or mix of uses. Evidence of potential tenants with documented interest in tenancy at the site will be favorably considered.

7. The Applicant(s) shall be responsible for the costs of any survey and/or environmental audits that may be required to complete the transfer of said property by the City.

## **VI. Access to Inspect Site**

The Office of Planning & Economic Development (OPED) will make arrangements to provide interested developers with full access to the site. Site review and inspection will allow developers to determine an appropriate design solution in submitting a project for the proposed redevelopment of the site. The City will make every effort to accommodate developer requests for inspections and meetings within 48 hours of notification.

Please call and make an appointment:

Office of Planning & Economic Development  
Memorial City Hall  
Auburn, New York 13021  
Tel: (315) 255-4115

## **VII. Financial Assistance for Appropriate Projects:**

This Request for Proposals will result in the selection of a preferred developer/buyer with an appropriate project for the site. The City of Auburn is unable to provide General Fund financing for the project. If financing assistance is required for a proposed development, the City encourages applicant(s) to contact the Cayuga Economic Development Agency, 2 State Street, Auburn, NY 13021, (315) 252-3500. There is no guarantee of funding support for a selected project, but those requesting assistance should be very specific about the amounts, terms and current availability and commitment associated with the required financing for the proposed project. Financing options will depend on the type and scope of the proposed redevelopment and funding resources appropriate and available.

## VIII. Award Criteria:

Recommendation to the City Council for a preferred developer/buyer and for the sale of the property to such buyer shall be based on the following criteria:

- Bid dollar amount (50%);
- The proposed redevelopment program and ultimate mix of uses for the property, including the anticipated impact on and/or support of the redevelopment on the downtown neighborhood (25%); and
- The background experiences / capability of the Applicant(s) relative to successfully completing the project (25%).

A survey of proposals received and a recommendation for a preferred development proposal will be confidentially presented to the Auburn City Council by City staff. **Final approval of the sale of this property shall be made by review and action of the Auburn City Council.**

The City of Auburn reserves the right to meet with all of the bidders prior to the award of sale to review and discuss their individual proposal. The City also reserves the right to reject any or all proposal(s) received.

## IX. Additional Information Available:

Other documents available for review include the following:

1. Phase I Environmental Assessment – Asbestos and Environmental Consulting Corporation performed a Phase I ESA in June 2009 of the site in conformance with the scope and limitations of ASTM Standard E 1527-05. This assessment revealed no evidence of RECs in connection with the site.
2. Soil Vapor Intrusion Test Report- The City contracted with Asbestos and Environmental Consulting Corporation (AECC) for pre and post-demolition Soil Vapor Intrusion Testing. Based on AECC's interpretation of the analytical data post-demolition, the NYSDOH October 2006 Guidance, taking into consideration the conditions under which the indoor air sample was collected during the February 2011 sampling event, AECC recommends the following:
  - Measures should be taken to mitigate future potential exposures to compounds present in sub-slab soil vapors. The most common mitigation methods are sealing preferential pathways or installing a vapor barrier, in conjunction with the installation of a sub-slab depressurization system.
  - Additional monitoring of indoor air quality may be appropriate after future building construction, to verify that vapor barrier and/or sub-slab depressurization system is effective in mitigating intrusion of sub-slab VOCs of concern into the future structures.

- Although not required by regulation, AECC recommends providing the NYSDEC a copy of these results, as a courtesy, for the possible proximal spills that may have occurred in the area.
3. **Asbestos Abatement Project and Air Monitoring Report** - AECC performed project monitoring for the controlled demolition of the Former Kalet Building from February 17 through May 5, 2011. During the completion of the project, AECC obtained bulk samples to identify building materials that contain asbestos and lead. The following materials still remain at the project site:
    - Approximately 3,400 square feet of asbestos-containing floor tile mastic remains on the former building slab in the northern and southeastern sections of the building footprint.
    - The flashing tar on top of the southern wall (area adjoining the 117 and 119 Genesee Street buildings) is positive for asbestos. The paint remaining on the south wall contains less than 0.5% lead, but is still regulated by OSHA.
    - On the southwestern wall (section adjoining the rear of 125 Genesee Street building), exterior black wall mastic and roofing materials tested positive for asbestos.
  4. Existing Conditions Plan (included as Exhibit C)
  5. Survey
  6. State Street As-Built Plans

## **X. Submission of Proposals:**

Proposals for the purchase and redevelopment of 1 State Street shall be returned on or before Thursday, December 31, 2015, at 12:00 pm to:

City of Auburn  
Office of Planning and Economic Development, Rm. 204  
Memorial City Hall  
24 South Street  
Auburn, New York 13021.

Questions or requests for additional information on this RFP or downtown redevelopment projects may be addressed to:

Jennifer L. Haines, Director  
Office of Planning & Economic Development  
Tel: (315) 255-4115  
Email: [jhaines@auburnny.gov](mailto:jhaines@auburnny.gov)

## Exhibit A: Site Photos



1 State Street as viewed from the southeast. The rears of Genesee Street buildings that are adjacent to the site are visible.



1 State Street as viewed from the northeast. The top of the side wall of the adjacent building (9-15 State St.) is just visible above the temporary wall.

## Exhibit B: Area Photos



Genesee Street at State Street, looking west at the Limestone Building (AT Walley). 1 State Street would be to the right of the photo.



East side of State Street looking north toward plaza and stage area. 1 State Street would be to the left of the photo.



East side of State Street with performance stage about midway on block. 1 State Street would be to the left rear of the photographer.



Dill Street at State Street looking north on State Street.



Hilton Garden Inn  
located on State  
Street  
approximately 700  
north of 1 State  
Street.



Genesee Street  
near State Street  
intersection  
looking east  
toward Route 34.

# Exhibit C: Existing Conditions Survey

