



REQUEST FOR LETTERS OF INTEREST

for the

East Parkway at Baskins Creek Bypass Redevelopment District

City of Gatlinburg Redevelopment and Housing Authority

Gatlinburg, Tennessee

Response Deadline: July 15, 2016

OVERVIEW OF REDEVELOPMENT OPPORTUNITY

The City of Gatlinburg Redevelopment and Housing Authority (the Authority) seeks letters of interest and qualifications for redevelopment activities in the East Parkway at Baskins Creek Bypass Redevelopment District (the District), shown in Figure 1 below. The City is committed to promoting high quality redevelopment and encourages experienced private developers to respond to this request. The District consists of approximately 10 acres of privately owned property less than a quarter mile from the City's downtown.

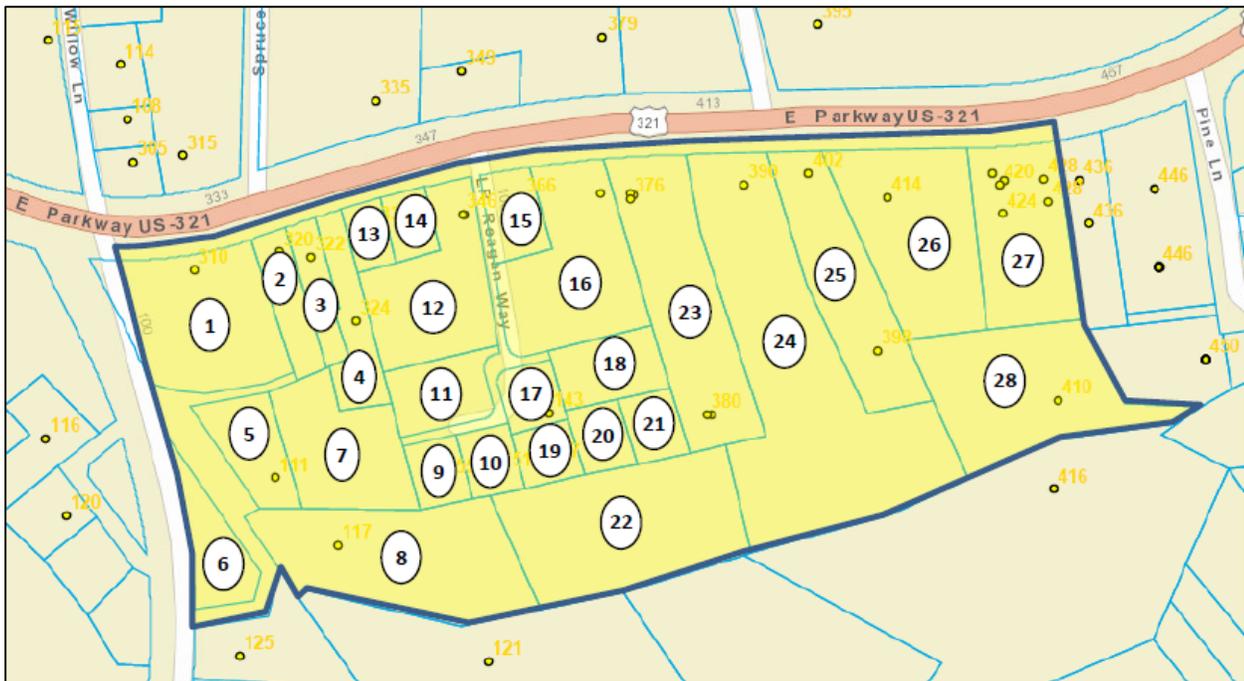


Figure 1. East Parkway at Baskins Creek Bypass Redevelopment District

This Request for Letters of Interest has been issued by the Gatlinburg Redevelopment and Housing Authority (the Authority). An Urban Renewal and Redevelopment Plan for the District was adopted by the Gatlinburg City Council on March 8, 2016, and provides the framework for future redevelopment activities. The plan for the District may be found at www.gatlinburgtn.gov. The Authority is authorized to carry out an implementation plan to make necessary improvements.

The District has experienced decline over the years, and conditions of blight, obsolescent structures, and piecemeal subdivisions of land have made the prospect of reinvestment and redevelopment difficult at best. The purpose of the Request for Letters of Interest is to gauge developer interest and select a respondent who will be given exclusive rights to acquire property, prepare a redevelopment plan, and construct planned improvements. A development agreement between the selected respondent and the Authority is envisioned once a complete redevelopment plan has been approved.

LETTER OF INTEREST REQUIREMENTS AND PREFERENCES

Requirements for Responses

1. Identify and describe the primary developer, including developer's name, corporation name (if applicable) or business name, addresses, telephone numbers, e-mail addresses, and the name of the primary project contact.
2. Identify each person or entity partner involved with the project team as it is currently conceived and known, including investment and/or development partners (if any) and technical partners (architects, engineers, others). Please briefly describe their respective roles, including:
 - Information regarding the team member's experience and qualifications.
 - Resume of key team members.
 - Example projects with which the team or key team members have been involved.
3. Briefly describe the developer's relevant project experience for up to five projects. If available, please include examples of projects in Gatlinburg or Sevier County. The Authority is most interested in current or recently completed projects. The Authority is interested in assessing the developer's experience in successful completion of projects of similar scale and complexity to potential District redevelopment.

Submission of photos or drawings for projects used to demonstrate experience should provide the following information:

- Project name and location
 - Description of project size and scope, including the number of units and unit type and square footage costs for hotel, motel, and residential uses, and square footage costs for retail and commercial uses.
 - Total project cost and a summary of approach to project financing. This could include descriptions of sources of funds, amount of debt, and equity.
 - Challenges and obstacles addressed during the development and construction process.
 - Name of the architect and contact information.
 - Name of the construction manager or general contractor and contact information.
 - If applicable, the contact name and information of the primary public official who worked with the developer on the project if a public sector agency was involved.
4. Briefly describe intent and process regarding property acquisition, particularly with respect to the impact of retained structures such as the Laurel Grove Baptist Church (Parcel #13) and the Tennessee State Bank (Parcel #26).
 5. The Authority is interested in the provision of affordable, workforce, or market rate permanent housing within the boundaries of the Redevelopment District. Responses should address the feasibility of including such housing.
 6. Discuss potential relocation of existing businesses, or providing rental space for displaced businesses within the completed redevelopment project.

7. Briefly describe redevelopment intent for the District, including potential land uses, development density, architectural character, and other indicators of development quality. The City of Gatlinburg Architectural Guidelines (found at www.gatlinburgtn.gov) will be used as a basis for Authority project review. Please describe the extent to which the guidelines impact redevelopment project interest and feasibility.
8. Provide a schedule identifying major milestones and estimated redevelopment project completion date.
9. Identify any other significant factors, requirements, or preferences regarding the respondent's ability to successfully complete the redevelopment project.

REDEVELOPMENT ACTIVITIES AFTER DEVELOPER SELECTION

The Authority expects the selected developer to undertake development due diligence, site acquisition and consolidation, and conceptual plan and design work. During the period of due diligence, the development team will be expected to complete the elements of a full development proposal that will provide the foundation for a possible development agreement. Subject to further discussion, the selected development team will:

- Develop a project budget and schedule, and demonstrate the financial capacity to start and finish redevelopment of the District. Identify project stages where public engagement is appropriate.
- Define the process to be utilized during property acquisition and consolidation. Identify the specific parcels to be acquired, and options to be considered for relocation of existing residents and businesses. Specific requirements contained in the adopted Redevelopment Plan related to property acquisition include:
 - Compliance with State and Federal Uniform Acts related to relocation;
 - A good faith showing of attempts taken to acquire property through voluntary acquisition; and
 - Any residential owner-occupants displaced as the result of redevelopment activities shall be provided an opportunity to reside in the redevelopment area upon the conclusion of new construction or renovation of existing structures.
- Define the development program and conceptual design. The developer will be expected to provide information on a preliminary development program, including details on land use mix, preliminary ideas on building scale and massing, and development feasibility. Although it is not anticipated that existing C-2 zoning will be changed, the developer should identify any City code changes or variances necessary to accommodate the proposed project or to make a project feasible. Drawings and plans should include (at minimum) the following:
 - Shared parking opportunities;
 - The location of parking areas, and vehicular, trolley, and pedestrian accommodations;
 - Conceptual elevations and renderings;
 - Floor plans;
 - Circulation and access to the surrounding community;
 - Architectural features and elements
 - Landscaping; and
 - Anticipated energy efficiency measures.

The Authority understands that the challenges of site consolidation and redevelopment are complex, and is also aware that affected property owners and citizens want to be informed of project progress. Given this situation, the Authority is prepared to facilitate District redevelopment, as follows:

- The Authority and City staff will assist in the public engagement process by hosting meetings, handling public notice requirements, and facilitating communications as appropriate;

- The Authority and City staff will provide streamlined review and approval services for the processing of any and all required development permits; and
- The Authority will use its power to acquire property through eminent domain on behalf of the selected developer exclusively, but only as an option of last resort. The selected developer will be expected to pay all acquisition and related costs.

Upon completion and acceptance by the Authority of the above referenced Redevelopment Activities, the Authority intends to negotiate a development agreement with the selected team. The project design documents generated during the post-selection process may provide the foundation for a formal Development Agreement or other legally binding contract between the Authority and the selected developer.

EVALUATION AND SELECTION

Evaluation of RFLOI responses will be based upon documented developer experience, as follows:

- Success in developing urban redevelopment projects;
- Quality of representative projects;
- Qualifications of project team and key project managers;
- Prior development experience in Sevier County and neighboring areas; and
- Experience in meeting redevelopment plan requirements.

The Authority reserves the right to:

- Reject any and all responses.
- Waive minor irregularities in a response.
- Cancel, revise, or extend this solicitation.
- Request additional information on any response beyond that required by this RFLOI.
- Modify the selection process set forth in this RFLOI upon written notification to all respondents who have not been rejected at the time of modification.

The Authority shall have the final decision on whether or not to move forward with a selected developer.

SUBMISSION REQUIREMENTS

Interested developers must submit 3 paper copies of their response to the RFP, and 1 electronic copy (pdf).

The City reserves the right to modify the timeline and to issue addenda to this document. Addenda, if issued, will be posted on the City of Gatlinburg website, www.gatlinburgtn.gov.

SCHEDULE

- Request for Letters of Interest Issued: June 1, 2016
- Pre-Submission Meeting: Tuesday, June 14, 2016, 11:00 AM, Gatlinburg City Hall
- Responses Due: **July 15, 2016, 12:00 PM**
- Authority Evaluation & Decision: No Later Than August 5, 2016

Responses received after 12:00 PM on July 15, 2016 will be considered ineligible for evaluation and selection. Pre-submission meeting attendance is not required to be considered eligible for consideration.

CONTACT INFORMATION

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