Council Communication

Department: Community Development	Resolution No.: 22 -	City Council: August 22, 2022

Subject/Title

1. Approval of the request for proposals for new residential and/or mixed-use development on six lots (approximately 4.91 acres of land) in the Playland Park (River's Edge) Neighborhood; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the Playland Park Urban Renewal Area and soliciting proposals in accordance with the request for proposals, and setting a public hearing for October 24, 2022 as the date of public hearing on the intent to accept the selected development proposal submitted.

Background/ Discussion

Background

In February 2022, the City of Council Bluffs released a Request for Proposals (RFP) to develop six of the seven remaining lots in the Playland Park (River's Edge) Neighborhood, as discussed below. The RFP required all interested developers and/or development teams to submit a proposal for all six parcels. The City received a total of two responses to the RFP. The first response was a letter from Broadmoor stating they are interested in developing the subject properties, but have a different vision for how the parcels should be developed as compared to the adopted River's Edge Master Plan. The second response was from Baxter Development whose proposal included a 200-unit apartment building, to be known as Moselle on Parcel A, along with 54 townhomes and 25 row houses throughout Parcels B-D. On April 11, 2022, City Council reviewed both proposals and decided to reject them. Council asked for City staff to re-release an RFP that allows for interested developers to submit a proposal for one or more of the subject properties. City staff has prepared a revised RFP for Council consideration with the following response/review timeline included:

- RFP Issued: August 23, 2022
- Q&A Ends: September 12, 2022 at 3:00 pm (CST)
- Answers Posted: September 16, 2022 by 3:00 pm (CST)
- RFP Due: October 4, 2022 by 5:00 p.m. (CST)

The Playland Park (River's Edge) Neighborhood is a premier mixed-use redevelopment project located in the west end of Council Bluffs, Iowa. The project site is strategically located along the north side of Interstate 480, between the Missouri River and Interstate 29, and immediately across the Missouri River from Downtown Omaha, Nebraska. Over the past six years, River's Edge has experienced a tremendous amount of new growth in the form of a new office building, parking garage, multi-family apartments, mixed-use commercial/residential structures, and townhomes. There are seven lots available for development in River's Edge, and the City is interested in seeking proposals from qualified developers to build a mixture of condominiums, multi-family apartments, mixed commercial/residential structures, and/or townhomes on six of those lots, as follows:

- Parcel A: Block 1, River's Edge Subdivision (1.72 acres)
- Parcel B: Lot 2, Block 3, River's Edge Subdivision, Replat 2 (.81 acres)
- Parcel C: Block 4, River's Edge Subdivision (.86 acres)
- Parcel D: This parcel contains three separate legally platted lots of record that are contiguous to one another; therefore, the City is packaging all three lots together as one development site due to their size, shape, and location within the River's Edge Neighborhood (1.52 acres).
    a. Lot 1, Block 5, River's Edge Subdivision, Replat 2 (.75 acres)
    b. Lot 3, Block 5, River's Edge Subdivision, Replat 2 (.35 acres)
    c. Lot 2, Block 5, River's Edge Subdivision, Replat 2 (.42 acres)

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The seventh lot, legally described as Lot 3, River's Edge Subdivision Replat 1, is planned for second office building immediately west of the River's Edge parking garage. The City intends to release a separate request for proposal for said parcel at a future date.

River's Edge is a master planned community with an adopted set of development standards relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. Additionally, River's Edge has an approved set of private covenants which regulate: signage, landscaping, building architecture, site development (i.e. maximum building heights, parking, trash enclosures, exterior lighting, etc.), cross access easements, utilities, etc. All interested developers will be required to adhere to the adopted River's Edge master development plan and private covenants, or seek approval to amend them, if necessary.

Discussion

River's Edge is located within the Playland Park Urban Renewal Area. In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond and to comply with Iowa urban renewal laws. This includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

Attached is a copy of the request for proposal that will be uploaded into the City's 'IONWAVE' bid letting web application and emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.

A separate resolution also directs the City Clerk to publish notice inviting development proposals to be submitted. Proposals are due by 5:00 p.m. on October 4, 2022 to the Community Development Department. Lastly, the resolution approves October 24, 2022 as the date of public hearing on the intent to accept the selected development proposal submitted.

Attachments

The request for proposal for development on six lots (approximately 4.91 acres of land) in the Playland Park (River's Edge) Neighborhood is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.

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