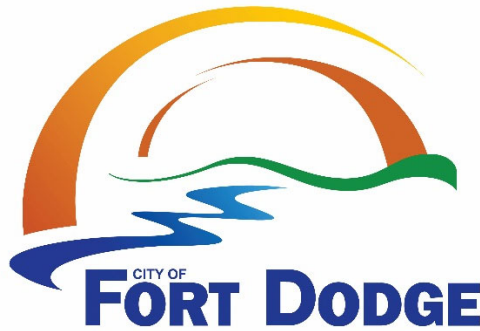


CITY OF FORT DODGE



JANUARY 27, 2025  
REQUEST FOR PROPOSALS (RFP) FOR  
NWRD HOUSING DEVELOPMENT

3<sup>RD</sup> AVE NW - FORT DODGE, IA

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## I. INTRODUCTION

The City of Fort Dodge, Iowa is seeking proposals for housing development in the City's Northwest River District. The City land proposed for said development is adjacent to a key corridor that serves as an important connection into the City of Fort Dodge. The City has already made significant investment in this area with the creation of a master plan of the neighborhood at large, acquisition and demolition of many of the houses along this corridor, and the expansion and realignment of a section of the roadway that runs through the neighborhood.

A grant from Iowa Economic Development Authority in the amount of \$1,508,548.00 has been awarded to the City for additional improvements to the general streetscape – including lighting, landscaping, pedestrian features, and signage – trail installation, water main and sewer replacement, and owner-occupied rehabilitation. The enhancement of this project area will build on the City's investment that has already been made by improving the overall identity and feel of the neighborhood as residents and visitors utilize this frequented roadway. The development should reflect the revitalization efforts completed and proposed in the neighborhood, while meeting the housing needs identified in the City's 2024 Housing Assessment.

Please read through and understand the details of this request prior to compiling a proposal. The City reserves the right to waive any minor informalities or irregularities that do not address the heart of the proposal or to reject any and all proposals.

*Submit written or electronic proposals to:*

City of Fort Dodge  
Development Services  
Attn: Paige Wheeler  
819 1<sup>st</sup> Ave S  
Fort Dodge, IA 50501  
pwheeler@fortdodgeiowa.org

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## II. DEVELOPMENT OBJECTIVES

The following information is provided to assist the developer by summarizing the important facts regarding the criteria and format by which the Request for Proposal process will proceed.

- A. Develop new housing that complements the character of the neighborhood. The future land use map guides for the site to be designated for Residential Multi-Family. The rezoning of the area from Office Commercial (OC) and Residential Single-Family (6RS) to Residential Multi-Family (2RM) will be finalized on February 10, 2025, if the final reading is approved by the City Council. The 2RM district permits up to 1 dwelling unit per 2,000 square feet of lot area and requires at least 1 parking stall on site per unit.

- B. Timetable of Events:
- City Council - Set Public Hearing for Disposal: January 13, 2025
  - City Council - Hold Public Hearing for Disposal: January 27, 2025
  - Proposal Submittal Deadline: February 5, 2025, by 3 P.M.
  - Council Consideration of Proposals: February 10, 2025
- C. All proposals must be sealed and submitted to Development Services with all supporting documentation no later than 3:00 p.m. on Wednesday, February 5, 2025.
- D. Proposals not meeting the minimum requirements or submittal requirements will not be considered.
- E. Copies of the City's Zoning Ordinance and Building Code are available at Development Services – Municipal Building, 819 1<sup>st</sup> Avenue South, Fort Dodge, Iowa or on the City's website at [www.fortdodgeiowa.org](http://www.fortdodgeiowa.org).
- F. Rezoning of the area from Office Commercial (OC) and Residential Single-Family (6RS) to Residential Multi-Family (2RM) will be finalized on February 10, 2025, if the final reading is approved by the City Council.
- G. The City will provide area information on where the lot boundaries are located (see Exhibit A).
- H. The successful developer will be responsible for verifying the exact location of the boundary lines in relation to their development proposal.
- I. The City of Fort Dodge reserves the right to require additional information at any time during this process.

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### III. PROJECT GOALS

- A. Create housing that uses high-quality materials;
- B. Develop housing that fulfills the needs identified in the City's 2024 Housing Assessment;
- C. Develop housing units that support Re-Envision 2030, which strive to:
  - a. Encourage infill development in areas already within the City's boundaries;
  - b. Grow the population of residents in Fort Dodge through the development of attractive and diverse housing;
  - c. Support future development that provides a variety of housing types and designs;
  - d. Make attractive places through building and site design;

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### IV. MINIMUM REDEVELOPMENT REQUIREMENTS

Proposals submitted shall meet the following minimum unit and site requirements:

- A. The area is in the process of being rezoned to Residential Multi-Family (2RM). All provisions of the City of Fort Dodge Zoning Ordinance, Subdivision Regulations, and Building Codes shall apply.
- B. This development will require a professionally prepared site plan meeting Section 17.08.03 of the City's Zoning Ordinance.
- C. Land is being offered as-is.

- D. The development shall fulfill the need for additional housing, as identified in the City's 2024 Housing Assessment.
- E. The site shall provide parking access that meets the needs of the residential units and City.
- F. All units shall be of compatible style, and complementing design elements shall be carried throughout the development.
- G. The design of the project shall meet requirements as determined by the City.

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## V. FINANCIAL INCENTIVES

This property is eligible for Tax Abatement per the Urban Revitalization Plan.

The City may consider sale of the property at or below market value.

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## VI. SUBMITTAL REQUIREMENTS

Please provide the following information as a part of the proposal:

- A. Estimated total square footage, number of stories, height, and building footprint for each structure;
- B. Estimated square footage of living space per unit;
- C. Estimated number of bedrooms, number and type of bathrooms per unit;
- D. Target market price per unit;
- E. Sample floor plans for all units;
- F. Conceptual site plan;
- G. Sample architectural elevations;
- H. Statement that reflects the proposed timeline of improvements and proposed date of completion;
- I. A statement to the effect that the proposal is firm for a period of not less than 90 days after the closing date of this request (the City intends to attain full development agreement within this time);
- J. The full name of the person, firm, or corporation submitting the proposal and the address and phone number of the person, firm, or president of the corporation;
- K. Partners of the development team (i.e. engineers, architects, financial advisors, etc.);
- L. A Project Pro Forma including purchase price and documentation of financial capability (i.e. financial commitment letter from lender);
- M. List of past successful projects.

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## VII. SELECTION CRITERIA

Applications that pass the minimum requirements will be evaluated by City staff. Criteria includes:

- A. Applicant/developer capability and track record (including partners);
- B. Compatibility with project goals;
- C. Project design and amenities;
- D. Feasibility (pro-forma including project funding sources);
- E. Project timeline.

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## VIII. SELECTION PROCESS

The selection of the preferred developer will utilize the following steps:

After the staff review committee evaluates each proposal, a report will be prepared for City Council that will contain information and data for each proposal, as well as a committee recommendation for developer selection. The final selection will be made by the City Council.

Disposition of the property will meet requirements of Iowa Code Chapter 364.7.



# EXHIBIT A

The following map outlines the property proposed for redevelopment.

City-Owned Lots - 3rd Ave NW

