

Request for Proposal City of Concord Infill Residential Development



Source: *Opticos Design, Inc.*

Issued: November 9, 2015
Submissions Due: November 23, 2015

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I. Purpose and Intent

The City of Concord is soliciting this Request for Proposal (RFP) for a shovel-ready construction project to redevelop two vacant parcels within a historic district near downtown Concord. It is the intent of the City to select a qualified developer (architect, general contractor, and/or real estate developer) to develop both parcels as a single cohesive project. As a condition of this project, the City will require that all residential units be owner-occupied.

II. Planning Background

The City of Concord has two vacant residential parcels available for high-quality infill development. The City acquired the two corner parcels in November 2014 and following an environmental study and survey, demolished a commercial building, making both parcels development-ready. Existing utility connections on-site are valued at \$21,820.

		68 Cabarrus Ave. W. (1 tap)	74-78 Cabarrus Ave. W. (3 taps)	Total Site
Value of Existing Taps	City Water Capacity Fee (3/4" Residential)	\$1,089	\$3,267	\$4,356
	City Water Installation Fee (3/4" Residential)**	\$1,134	\$3,402	\$4,536
	City Wastewater Capacity Fee (Residential)	\$800	\$2,400	\$3,200
	City Wastewater Installation Fee (4" Residential)	\$1,000	\$3,000	\$4,000
	WASACC Fee (3/4")	\$1,432	\$4,296	\$5,728
	Total Value of Existing Taps	\$5,455		\$21,820
	**\$193 per meter fee still required; \$772 for 4 meters			

Given the sites' locations in the North Union Historic District, new construction would require Historic Commission Approval, following Design Guidelines and Recommendations from the City's *Historic District Handbook*. Details are available at:

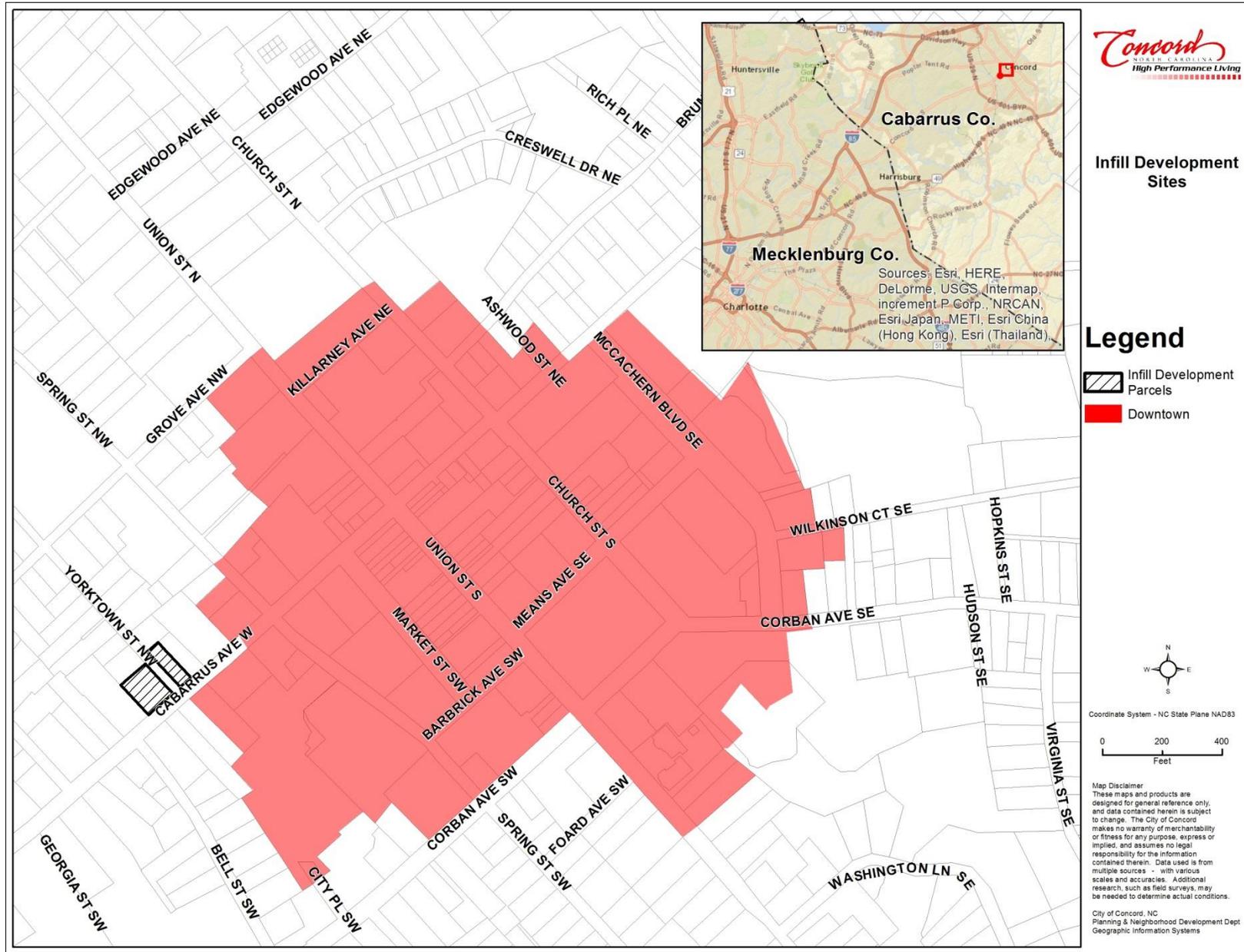
www.concordnc.gov/Departments/Planning/Planning-Services/Historic-Districts

NOTE: All renderings shown in the development scenarios are representative samples of Queen Anne, Victorian, and Craftsman style architecture (all present in surrounding historic district), but do not necessarily represent prescriptive use of building styles or building materials.

III. Site Location

The parcels are located within a 5-minute walk of downtown Concord, as shown in **Figure 1: Site Locations** (see next page).

Figure 1: Site Locations



IV. Housing Market Analysis

The following tables highlight existing median property values and the current availability of housing types in the immediate two-block area, plus 1, 3, and 5-mile radius from the parcels. Comparable sales of nearby home and townhome prices in the region are also listed.

Table 1: Housing Type Availability Near Sites

	Georgia- Yorktown- Cabarrus Blocks	1-Mile Radius	3-Mile Radius	5-Mile Radius
Median Property Value	\$249,840	\$74,980	\$114,395	\$142,640
Building Type				
Single Family Residential	7%	79%	90%	88%
Mobile Home - Multi			1%	4%
Mobile Home - Singlewide		1%	1%	2%
Condo		4%	3%	1%
Patio Home				1%
Single Family Historic Property	87%	5%		
SFR Modular			1%	1%
Townhouse Single Family		2%	1%	1%
Garden Apartment		2%	1%	1%
Townhouse Apartment		1%	1%	
Duplex/Triplex	7%	6%	2%	1%
Number of Housing Units	30	4,257	10,498	14,397

Table 2: Comparable Nearby Home Sales

	81 Grove Ave. NW	30 Georgia St. NW	96 Cabarrus Ave. NW
Home Size	3,266 SF	3,375 SF	2,964 SF
Year Built	1905	1902	1905
Lot Size	7,405 SF	15,246 SF	18,731 SF
Bed/Bath	5 bd/4 ba	4 bd/3 ba	4 bd/3 ba
Sale Date & Price	7/21/2014	4/30/2014	6/26/2014
Sale Price	\$300,000	\$295,00	\$253,000
Land Value	\$27,500	\$36,500	\$23,630
Building Value	\$273,610	\$242,390	\$197,670
Assessed Value	\$301,110	\$278,890	\$221,300
Market Value	\$301,110	\$278,890	\$221,300

Table 3: Area Townhome Prices, July 2015

Townhomes for Sale - July 2015					
Location	Bed	Bath	SF	Price	\$/SF
Concord					
Walkers Glen	4	3.5	1,959	\$154,900	\$79.07
Afton Village	2	2.5	1,296	\$132,500	\$102.24
Camrose Circle	2	2	1,501	\$119,500	\$79.61
Camrose Circle	3	2.5	1,838	\$157,900	\$85.91
Median	3	3	1,670	\$143,700	\$82.76
Huntersville					
Birkdale Village	2	2.5	1,314	\$177,000	\$134.70
Birkdale Village	2	2.5	1,329	\$199,000	\$149.74
Presbyterian Hospital	3	3	1,932	\$163,900	\$84.83
Presbyterian Hospital	3	3.5	1,920	\$162,900	\$84.84
Median	3	3	1,625	\$170,450	\$110
Davidson					
Central Park Circle	3	2.5	1,500	\$194,900	\$129.93
Jetton Street	3	3	1,898	\$339,900	\$179.08
Jetton Street	3	3	1,974	\$339,900	\$172.19
Harbour Place	2	2.5	1,166	\$238,500	\$204.55
Median	3	3	1,699	\$167,175	\$106

V. Site Profiles

The following profiles provide site details and development options for each parcel.

74,76,78 Cabarrus Ave. W.

Land Value: \$61,150 (tax value)

Parcel Size: 14,692 SF (0.337 AC)

Existing Zoning: RM-2 (Residential Medium Density, 4 DU/AC; min. lot size 10,000 SF)

Proposed Zoning: RC (Residential Compact, 15 DU/AC; min. lot size 5,000 SF)

Developer will be responsible for rezoning.

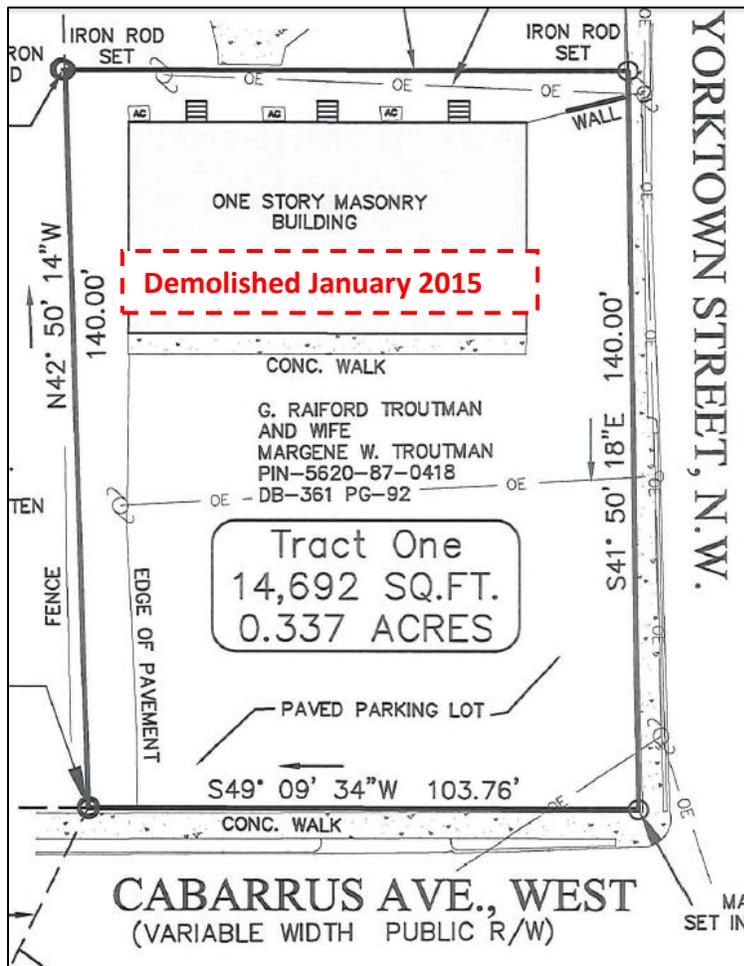
Buildable Area with RC Zoning: 7,224 SF

Utilities:

- ¾" water connection
- 4" sewer connection (capped at curb)
- 4" water main on Yorktown St. NW
- 10" water main on Cabarrus Ave. W.
- 8" sewer main on Yorktown St. NW and Cabarrus Ave. W.

Parking/Access: Existing driveway cuts on Cabarrus Ave. W. and Yorktown St. NW

Figure 2: Previous Survey Detail, 74,76,78 Cabarrus Ave. W.



Previous Development

74, 76, 78 Cabarrus Ave. W. previously contained a 3,300 SF one-story masonry commercial building. The building was a source of nuisance-related complaints from nearby neighbors, which prompted the City to acquire the property. Given the building's age (built in 1967), the City performed environmental testing for asbestos and related issues before proceeding with demolition. No issues were found, as indicated in the summary from the environmental study:

SUMMARY

Based on the information obtained the historical use for both parcels has been single family residential with no known environmental issues. The commercial users at 74, 76, 78 Cabarrus Avenue have consisted of light commercial such as a radio station and hair salon/barber shops. No evidence or circumstances was found that warrant further environmental investigation.

Existing Conditions

Following the environmental study, the City demolished the building in January 2015. The site is currently ungraded and vacant.

Development Concepts

Three residential development formats have been explored for the site as follows:

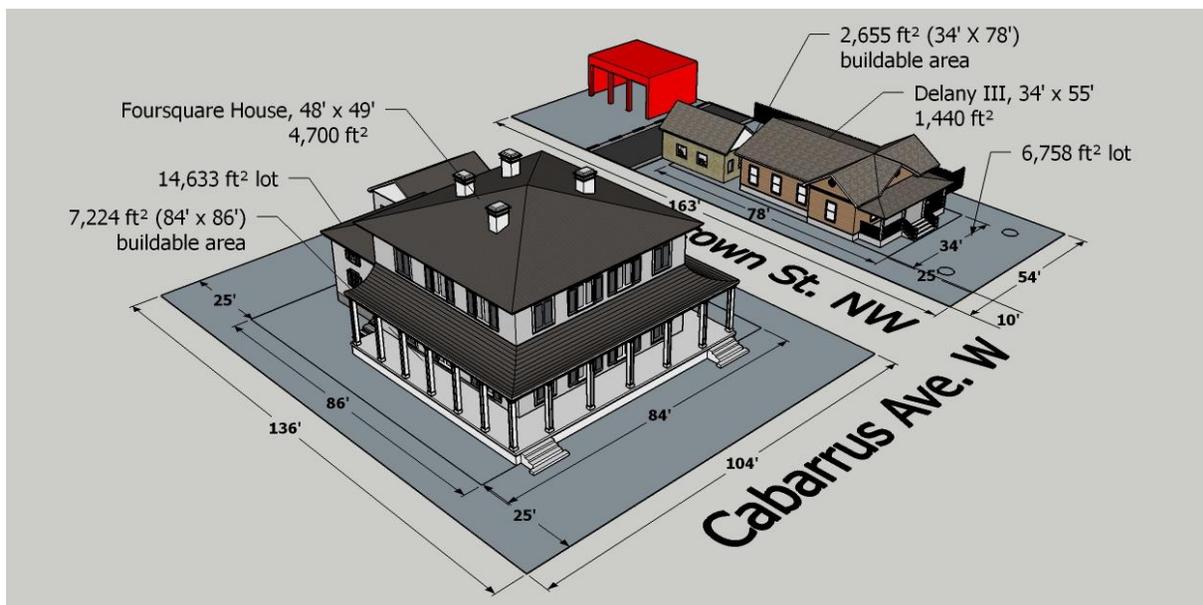
One Single-Family Detached Home

The existing RM-2 zoning setbacks would allow the construction of one home up to 4,700 SF in size. Side/rear access from Yorktown St. NW is preferred over front access from Cabarrus Ave. W. for two reasons:

- Cabarrus Ave. W. is an NCDOT-maintained street and would require a driveway permit.
- Side/rear access promotes better urban design, enhancing Cabarrus Ave. W.'s street wall by maintaining a continuous sidewalk/planting strip for pedestrians.

Figure 3: One Single-Family Detached Home (below) shows a development scenario.

Figure 3: One Single-Family Detached Home



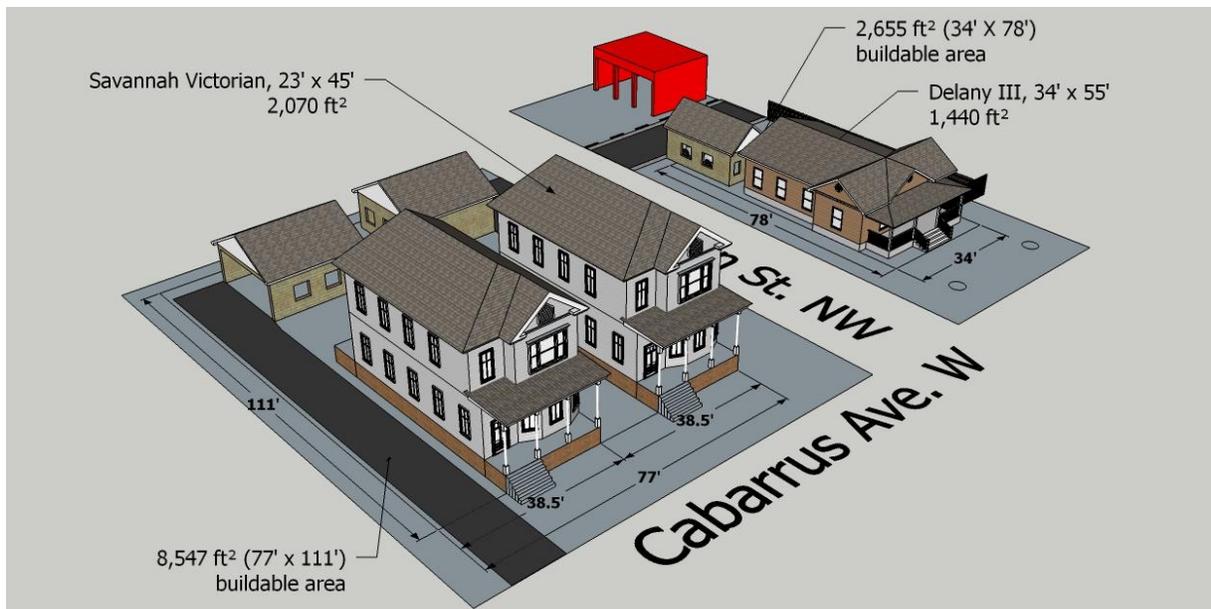
Two Single-Family Detached Homes

Rezoning the property from RM-2 (Residential Medium, 4 DU/AC) to RC (Residential Compact, 15 DU/AC) would allow the construction of two zero-lot-line homes on two subdivided lots. RC zoning on this site would yield two 7,317 SF lots (RC zoning requires a minimum 5,000 SF lot).

Side/rear access from Yorktown St. NW is preferred for the corner unit (**Figure 4: Two Single-Family Detached Homes**), if not both units, for two reasons:

- Cabarrus Ave. W. is an NCDOT-maintained street and would require a driveway permit.
- Side/rear access promotes better urban design, enhancing Cabarrus Ave. W.'s street wall by maintaining a continuous sidewalk/planting strip for pedestrians.

Figure 4: Two Single-Family Detached Homes



Three Single-Family Attached Townhomes

Rezoning the property from RM-2 (Residential Medium, 4 DU/AC) to RC (Residential Compact, 15 DU/AC) would allow the construction of three attached townhomes on three subdivided lots. RC zoning on this site would yield three 2,830 SF lots (RC zoning requires a minimum 5,000 SF lot), assuming three townhomes with shared partition walls along the lot lines.

A rear alley access easement from Yorktown St. NW would be required for all units (**Figure 4: Two Single-Family Detached Homes**), for two reasons:

- Constructing three townhomes with at least 20 feet of frontage each, would not leave sufficient room for a shared driveway accessing Cabarrus Ave. W.
- Rear access promotes better urban design, enhancing Cabarrus Ave. W.'s street wall by maintaining a continuous sidewalk/planting strip for pedestrians.

Figure 5: Three Single-Family Attached Townhomes



68 Cabarrus Ave. W.

Land Value: \$21,180 (tax value)

Parcel Size: 6,758 SF (0.155 AC)

Existing Zoning: RM-2 (Residential Medium Density, 4 DU/AC; min. lot size 10,000 SF, *this property is covered by Article 13.1.2 Nonconforming Lots of Record, allowing smaller lot size*)

Proposed Zoning: RM-2 (Residential Medium Density)

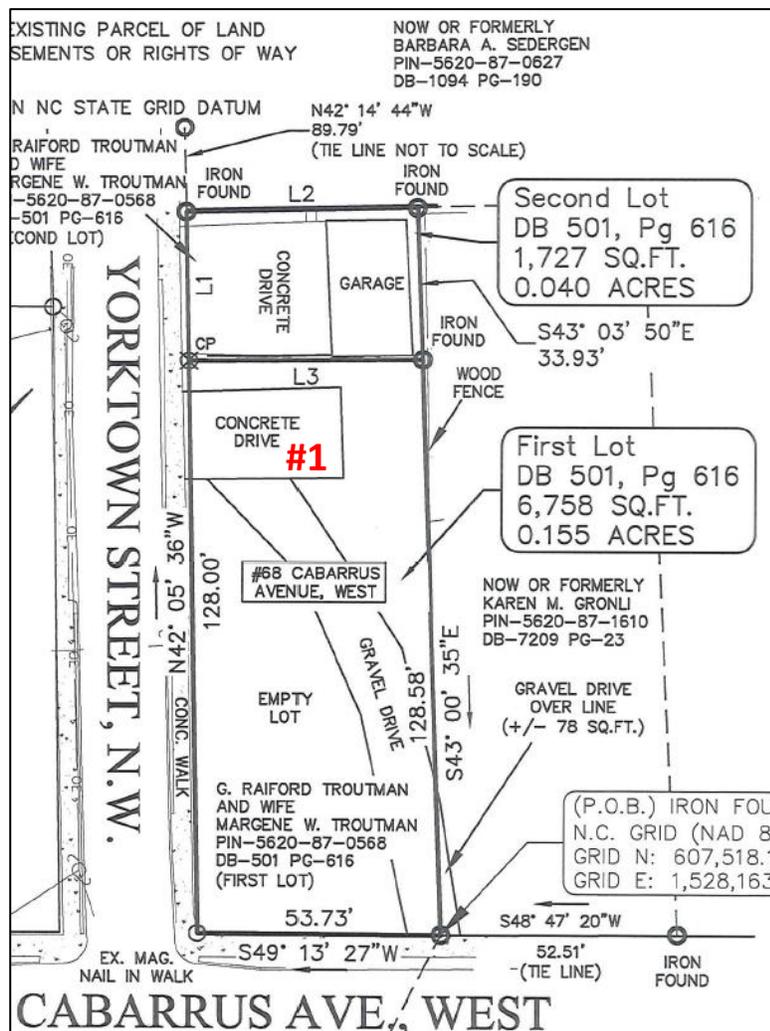
Buildable Area with Zoning: 2,655 SF

Utilities:

- ¾" water connection
- 4" sewer connection (cast pipe at tap; length and condition unknown)
- 4" water main on Yorktown St. NW
- 10" water main on Cabarrus Ave. W.
- 8" sewer main on Yorktown St. NW and Cabarrus Ave. W. (sewer tap on-site)

Parking/Access: Existing driveway cut (concrete drive #1, below) from. W. Yorktown St. NW

Figure 6: Previous Survey Detail, 68 Cabarrus Ave. W.



Previous Development

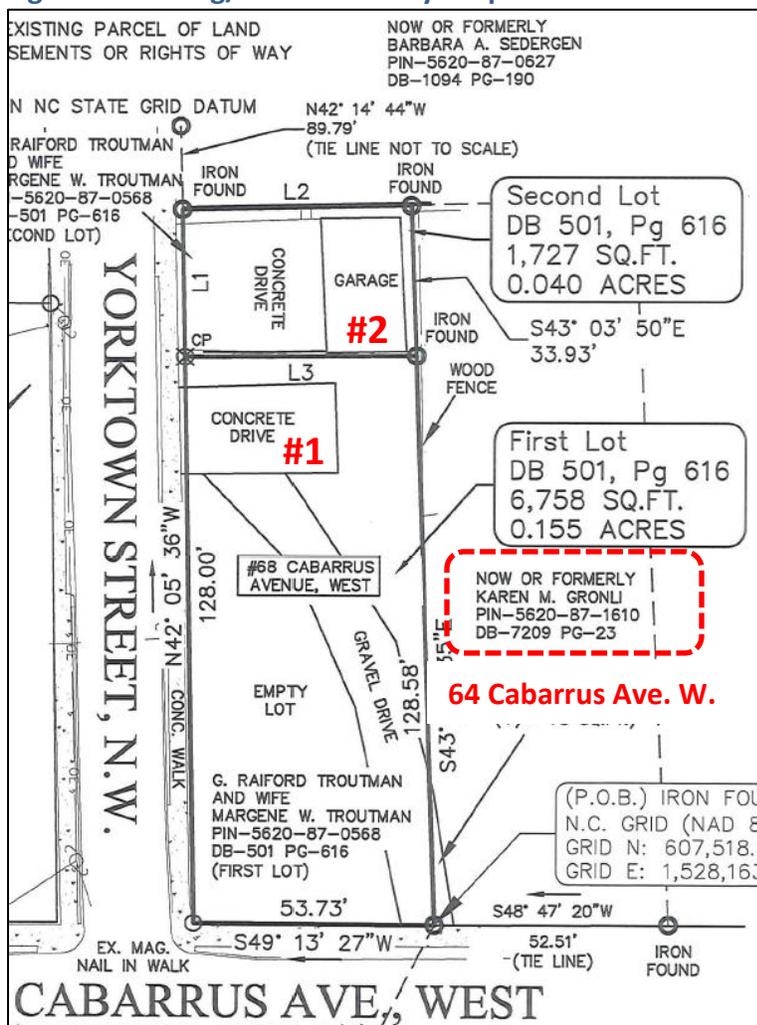
68 Cabarrus Ave. W. previously contained a detached home from at 1921 to 1975 (dates based on Sanborn Fire Insurance maps and aerial imagery).

Existing Conditions

The site is currently ungraded and vacant and has access/parking from a concrete drive on Yorktown St. NW. (#1, below) on the First Lot. The neighboring property (64 Cabarrus Ave. W.) will purchase the Second Lot (#2, below) for their parking/access.

The existing RM-2 zoning would still allow the construction of one home due to this property's coverage by CDO Article 13.1.2 Nonconforming Lots of Record, allowing smaller lot size.

Figure 7: Parking/Access Uses by Properties



Development Concepts

One Single-Family Detached Home

After meeting setbacks, the site would allow the construction of a single-family detached house in the 1,000 to 1,500 SF range. Setbacks would yield a 2,655 SF buildable area.

Side/rear access from Yorktown St. NW is preferred over front access from Cabarrus Ave. W. for three reasons:

- Cabarrus Ave. W. is an NCDOT-maintained street and would require a driveway permit.
- Side/rear access promotes better urban design, enhancing Cabarrus Ave. W.'s street wall by maintaining a continuous sidewalk/planting strip for pedestrians.
- Two large mature trees may prevent the construction of 1) an individual driveway for 68 Cabarrus Ave. W. 2) a shared driveway between 68 and 64 Cabarrus Ave. W.; creating a shared driveway would also require an access easement for 64 Cabarrus Ave. W. on a narrow sliver of 68 Cabarrus Ave. W.

The following renderings (Figures 8-12) highlight scenarios that would preserve and improve parking/access for:

- 68 Cabarrus Ave. W. (infill development parcel with new home)
- 64 Cabarrus Ave. W. (existing home needing access/parking)

Figure 8: Rear Alley Access Easement Option

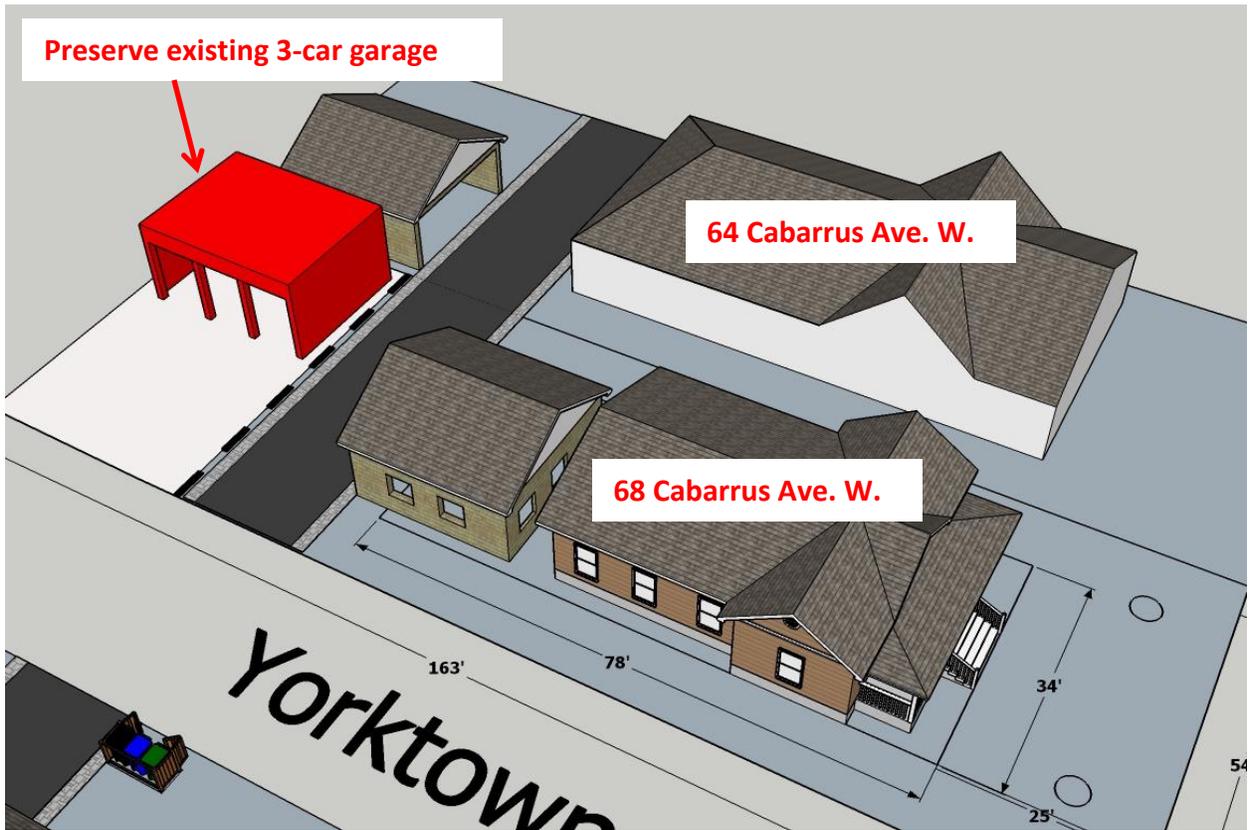
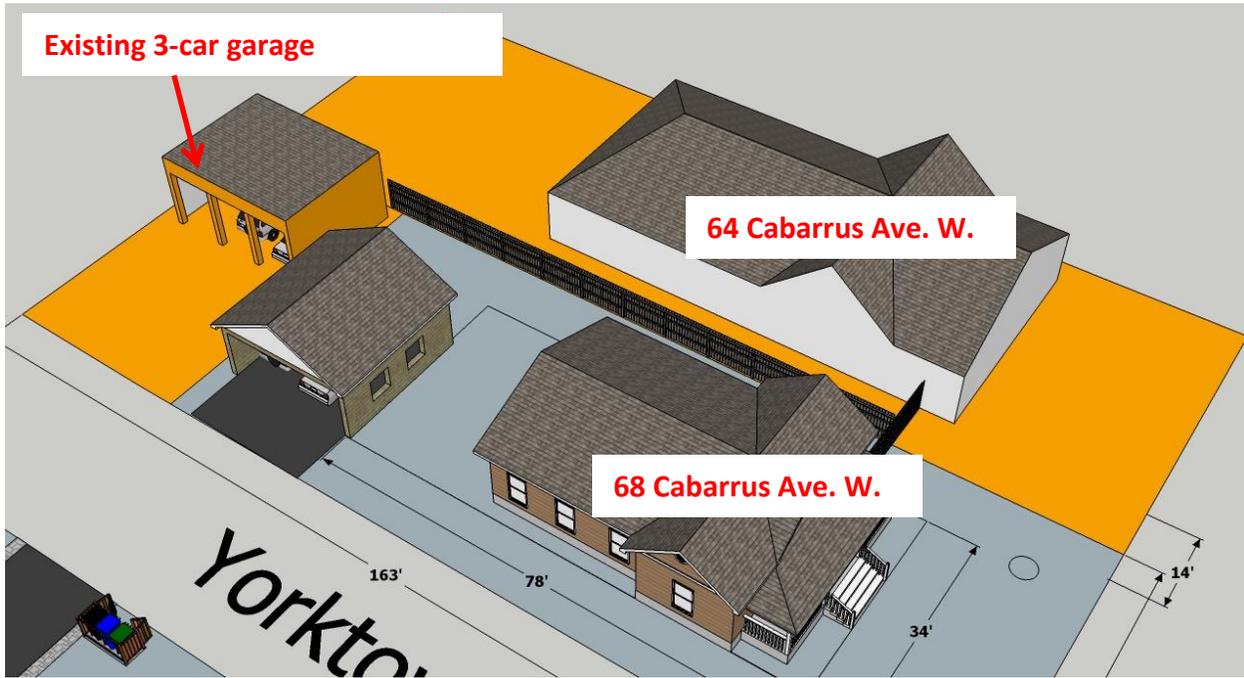


Figure 9: Rear Alley Access Easement - rear view



Figure 10: 64 Cabarrus Ave. W. Use of Existing Garage (L-shaped lot, in orange), Preferred



VI. Scope of Work

It is the desire of the City to have the development plan completed within six (6) months from the contract award. The Development Plan needs to address and include the following elements in the analysis:

1. Proposed purchase price to acquire both parcels.
2. An overview of contractor experience.
3. Proposed timeframe for construction.
4. Proposed building concepts (sketch plans, illustrations).
5. Proposed price-points.

Submission Requirements: Copies of the RFP will be available at the office of the Planning & Neighborhood Development Department – 66 Union Street South, Concord, NC 28025. Four (4) printed copies of the submittal must be submitted in addition to a digital copy.

Due Date: Monday November 23, 2015 at 2:00pm EST at the Planning & Neighborhood Development Department Office 66 Union Street South, 2nd Floor, Concord, NC 28025.

Contact Information and Mailing Address for Submissions:

Scott Adams, AICP
Senior Planner
Planning & Neighborhood Development
66 Union Street South
Concord, NC 28205
704-920-5124
adamss@concordnc.gov

VII. Evaluation Criteria/Selection Process

Concord City Council will evaluate proposals based on the criteria listed in the Scope of Work and award the sale based on the best overall project and purchase offer.

DEVELOPER SELECTION SCHEDULE

Activity	Date
Distribute RFP to Developers/Builders	November 9, 2015
Deadline to submit questions or clarifications in writing	November 13, 2015
Submittals due to City	November 23, 2015
Review of submittals by City	November 23-27, 2015
Pre-Selection of Developer/Builder	November 27, 2015
City Council Approval of Sale	December 10, 2015