

The City of Old Town, Maine

AND

Old Town Development, LLC

Request for Information (RFI)

Potential Sale of City Owned Vacant Land within the Downtown District



January 2020

The Old Town Development, LLC and the City of Old Town are seeking interest in the redevelopment of four (4) vacant parcels of land located within the City's downtown district. As the City completes and updates the downtown revitalization plan, we are considering options for the best use of these vacant parcels. The City of Old Town and the Old Town Development, LLC believe development of these parcels is key to the long-term success of the downtown district. Developing these properties will be the focus of the City over the next three years.

A new upscale restaurant and night club has recently opened in our downtown. Future development by the same ownership group of this restaurant and night club includes an adjacent 1,100-seat music venue that will host approximately 150 events annually and will bring an estimated 70,000 visitors to the City each year. Increased visitor traffic to this venue, along with sustained growth of existing businesses, is anticipated to spur additional development within the district. This RFI seeks to attract ideas and concepts that will be used to further solidify the next phase of seeking qualified developers. Important to the City and the Old Town Development, LLC are projects that meet the long-term vision of the downtown district.

The Old Town Development, LLC would like to seek interest in these properties that align with the following goals identified by the downtown revitalization plan. Ideas submitted do not need to reflect all of the following goals but should at least address a significant number of them.

1. Increase the number of businesses in the downtown district.
2. Increase the number of people living in the downtown district.
3. Increase the number of jobs created in the in the downtown district.
4. Increase private investment within the downtown district.
5. Maximize the use of existing infrastructure and land.
6. Maintain the historic and cultural nature of the downtown.
7. Incorporate the proximity to the Penobscot River into the vision of the downtown.
8. Establish the downtown district as a destination for visitors.

This RFI is for planning and information purposes only and should not be construed as a competitive solicitation nor should it be construed as an obligation on the City's part to enter any contract or make any purchase. This RFI is not an invitation to pre-qualify developers. The City of Old Town and the Old Town Development, LLC make no representations or warranties, express or implied as to the accuracy and/or completeness of the information provided in this RFI. This RFI (including all attachments and supplements) is made subject to errors, omissions, prior sale, lease or financing and withdrawal without prior notice, and changes to, additional, and different interpretations of laws and regulations.

Submission requirements:

1. Project ideas and concepts should be submitted via email to eroach@old-town.org
2. Proposals should be marked "Old Town RFI: 2021"
3. Project ideas and concepts will be accepted up until 1:00pm Friday February 12, 2021

Inquiries and questions:

Inquiries and requests for more information should be submitted to:

EJ Roach
Director of Economic and Community Development
(207) 827-3965
eroach@old-town.org

PROPERTY DESCRIPTIONS

Name/Description: **Former Old Town Canoe Site**

Address: 35 Middle Street, Tax Map 025: Lot 001

- 0.59 Acres (portion of larger lot)
- 25,700 square feet
- Zoned Commercial (Can be changed to align with residential development if needed)
- Existing Declaration of Environmental Covenant
- On OTO Fiber Network
- Natural gas, water, sewer, electric
- Ability to fit 12 +/- housing units with parking following existing ordinances
- Lot is part of an existing 6 + acre site (Tax Map 025: Lot 001 & 011)
- Hotel Study in 2015 (2 acres would accommodate a 70-room hotel + parking)

Name/Description: **Former Old Town Canoe Site**

Address: 123 Brunswick Street, Tax Map 025: Parcel 037

- 0.53 Acres
- 23,086 square feet
- Zoned Industrial (Can be changed to align with residential development if needed)
- Existing Declaration of Environmental Covenant
- Ability to fit 12 +/- housing units with parking following existing ordinances
- On OTO Fiber Network
- Natural gas, water, sewer, electric

Name/Description: **Flat Iron Block**

Address: 270-276 Main Street, Tax Map 026: Lot 002, 003, 004 & 005

- 0.10 Acres
- 4,356 square feet
- Zoned Commercial/Business
- On OTO Fiber Network
- Natural Gas, water, sewer, electric

Name/Description: **Former Smarts Auto**

Address: 169 Main Street, Tax Map 025, Lot 023

- 0.24 Acres
- 10,454 square feet
- Zoned Commercial Business
- Phase I & II Environmental Site Assessment Completed
- On OTO Fiber Network
- Natural gas, water, sewer, electric