

City of Blanchard, Oklahoma

Request for Proposals for Land Development



Submittal Deadline: 27 September 2021, 5:00 p.m. Central Time

City of Blanchard
122 N Main
P.O. Box 480
Blanchard, OK 73010
www.cityofblanchard.us 405.485.9392

Released August 12, 2021

BACKGROUND AND INTRODUCTION

On behalf of the City of Blanchard, Oklahoma, the City Council invites interested parties to submit written proposals for the development of four (4) city-owned property comprising of four (4) lots 25' x 140' each for an appropriate total of 14,000 square feet. This parcel "for sale" comprises Lots 1 - 4 of Block 87, Original Plat of the Town of Blanchard, McClain County, state of Oklahoma, owned by the City of Blanchard. The City is requesting proposals from well qualified developers and/or development teams who have the capacity and expertise to develop the property with 2-story style buildings with residential uses on top and commercial sales tax generating components on the bottom. The City encourages teams who have experience with masterplans and these type of developments that employ creative design elements.

The City is interested in obtaining development proposals for the entirety of these lots. The successful developer and/or development team will develop a creative design that contains a mix of residential housing options with commercial retail on the first floor.

PROJECT LOCATION AND DESCRIPTION

Blanchard is a community that lies approximately 15 miles south of the City of Oklahoma City, Oklahoma, and has an estimate 2020 population according to the US Census Bureau of 9,247 residents. Blanchard is the 50th largest city in the state of Oklahoma and the 3,266th largest city in the United States.

Blanchard is currently growing at a rate of 1.87% annually and its population has increased by 20.56% since the most recent census, which recorded a population of 7,670 in 2010. Blanchard reached its highest population of 9,247 in 2021. Spanning over 34 square miles, Blanchard has a population density of 287.71 people per square mile.

The average household income in Blanchard is \$100,179 with a poverty rate of 6.68%. The median rental costs in recent years comes to \$743 per month, and the median house value is \$191,700. The median age in Blanchard is 37.6 years with 37.2 years for males, and 37.9 years for females.

Therefore, it is envisioned that that the highest and best use for this property is primarily commercial retail with residential in character.

The property lies within the Central Business District of the City of Blanchard in McClain County on the NW corner of S. Main Street and 2nd

Street SW and is approximately .3214 acres in size (See Exhibit “A”, Appendix A).

The subject property is NOT in the FEMA flood zone and there are no environmental hazards present on the property.

The property has been appraised at a fair market value of \$8,285.72 per lot and the most advantageous proposal to the City will be considered. A Developer’s Agreement shall be executed outlining the responsibilities of the developer and the City. A copy of the full appraisal report is available upon request. Detailed property maps, reports, and other relevant data are provided in Appendix A.

ZONING AND LAND USE MASTER PLAN

Zoning

The site is presently zoned C-6, General Commercial District and upon the selection of the successful development team, rezoning will NOT be required to accommodate the proposed design plan.

Land Use Master Plan

Since the site is a vacant tract of land, the land use master plan denotes it as a commercial use.

UTILITIES

Water and sanitary sewer are available to the property. An eight (8) inch sanitary sewer line can be accessed from the alley to the West (See Appendix A, Exhibit “E”). A six (6”) inch water line lies to the East along Main Street (See Appendix A, Exhibit “D”) and a four (4”) inch water line lies to the West along the alley. Stormwater requirements shall be considered and applied (if necessary) to the project.

DESIGN ELEMENTS

The successful development team shall employ the following elements in a site development plan.

- All infrastructure shall follow the City of Blanchard engineering design requirements.
- A PUD design is required.
- The property shall be developed primarily with commercial retail uses that generates sales taxes.

- Street lighting shall be provided along all internal streets (the developer shall install and the City will assume maintenance after one year). LED lighting shall be utilized.
- Sidewalks along Main Street and 2nd Street shall be incorporated in the design.
- Curbing along 2nd Street should be incorporated into the design.
- All residential units shall have parking in the rear of the property accessible from the existing alley.
- Deed restrictions shall be provided that consist of the following:
 1. No residential units maybe contain less than 1,500 SF of livable area.
 2. All residential dwelling units shall have a minimum of a 2-car garage.
 3. The front façade of the building units shall be composed of brick or stone.
 4. The sides of the buildings shall consist of the same building materials.

PROPOSAL REQUIREMENTS

The proposal must at a minimum provide the following items:

1. Developer name, address, contact information and key team members in the proposed project.
2. Previous experience and qualifications of the developer and design team.
3. Summary overview of the proposal, the outcomes, and the short-term and long-term benefits to the community.
4. *Proposed purchase price, including terms and conditions for the property (4-lots).
5. Project and financial references of at least three (3) similar projects.
6. Pro-forma sheet indicating how the developer will finance the project.
7. Detailed Action Plan
 - a. Construction Cost Estimate
 - b. Time Line
 - c. Site preparation and Utility Development
 - d. Site Plan showing: access points, sidewalk to and around the site.
 - e. Describe any proposed phases and the basis or time line for implementing subsequent phases.
8. A draft of a development agreement between the City and the developer.
9. A site plan containing the design elements described above.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the top candidates (if needed) will be selected by the City Council of the City of Blanchard. If needed, the City Council shall interview the top three (3) candidates. Selection will be based on a combination of the criteria included in the Proposal Requirements section, proven success with past projects, and creativeness of the proposal. Top candidates may be requested to make a public presentation to the community.

TENTATIVE SELECTION SCHEDULE

- Request for proposals issued August 12, 2021
- Proposals due by 5:00p.m., September 27, 2021
- Proposals reviewed through October, 2021
- Interviews, if conducted, in October 2021
- City Council considers final proposal October 26, 2021

(Timeline is subject to change depending on responses.)

SUBMITTAL REQUIREMENTS

Developers/development teams interested in submitting a proposal to acquire and develop this site shall submit a response to the proposal by **5:00 p.m. Central Time, on September 27, 2021.**

The proposals may be delivered electronically to the City Clerk (contact information listed below) with “Blanchard Land Development Proposal, Submittal Deadline: September 27, 2021” listed in the subject line. It would still be helpful to submit at least one (1) hard copy along with the electronic copy for proper formatting and print effects. If the electronic version is provided by the deadline date, the hard copy can arrive within the next business day after the closure. If the document is exceedingly large, please contact the City Clerk to establish an alternative means to submit the document (i.e. via Dropbox or other similar system).

Proposals may also be delivered by mail to the address below. If mailed, please mail one (1) hard copy and a one (1) digital version, in a sealed envelope bearing the caption on the envelope, “Blanchard Land Development Proposal, Submittal Deadline September 27, 2021”.

The City of Blanchard
Attn: City Clerk
122 N. Main Street
P.O. Box 480
Blanchard, OK 73010

ADDITIONAL SUBMITTAL INFORMATION

The City will not reimburse for any expenses incurred in preparing and submitting a proposal, or for attendance at any interviews or meetings.

If you should have questions regarding the land and request, please put them in writing by August 31, 2021, and email to cityplanner@cityofblanchard.us. Staff will respond to them in writing as quickly as possible and post on the project website. Other updates will also be posted on the website and emailed, if staff have been notified of your interest in submitting a proposal and provided a contact email.

The City reserves the right to reject all proposals, to request additional information concerning a proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the City as determined by the City Council.

CONTACT INFOMRATION

Robert L. Floyd, City Manager
citymanager@cityofblanchard.us

Diana Daniels, City Clerk
cityclerk@cityofblanchard.us

Ryan Conner, City Planner
cityplanner@cityofblanchard.us

APPENDIX A

Exhibit "A" Project Location

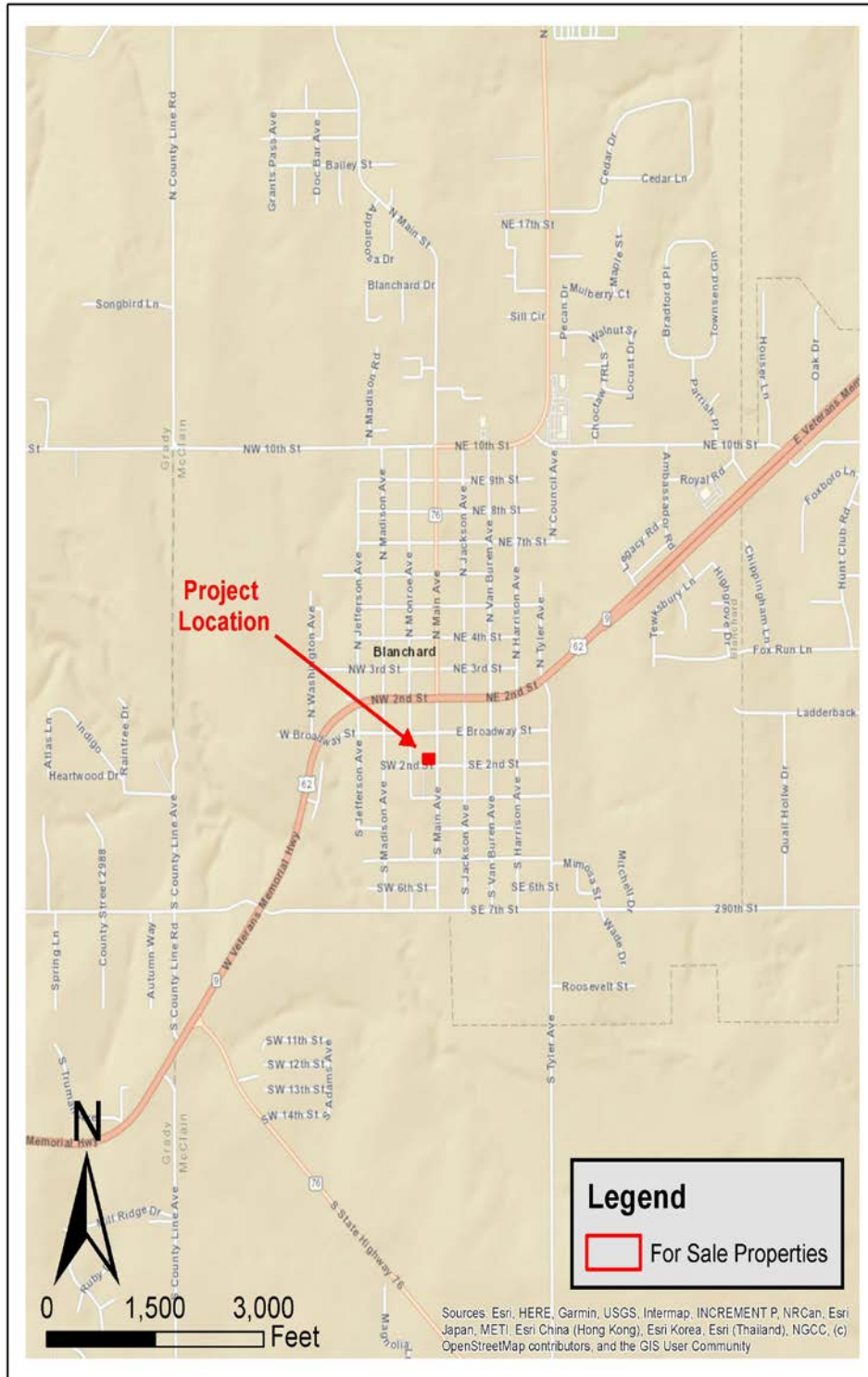


Exhibit "B" Topography

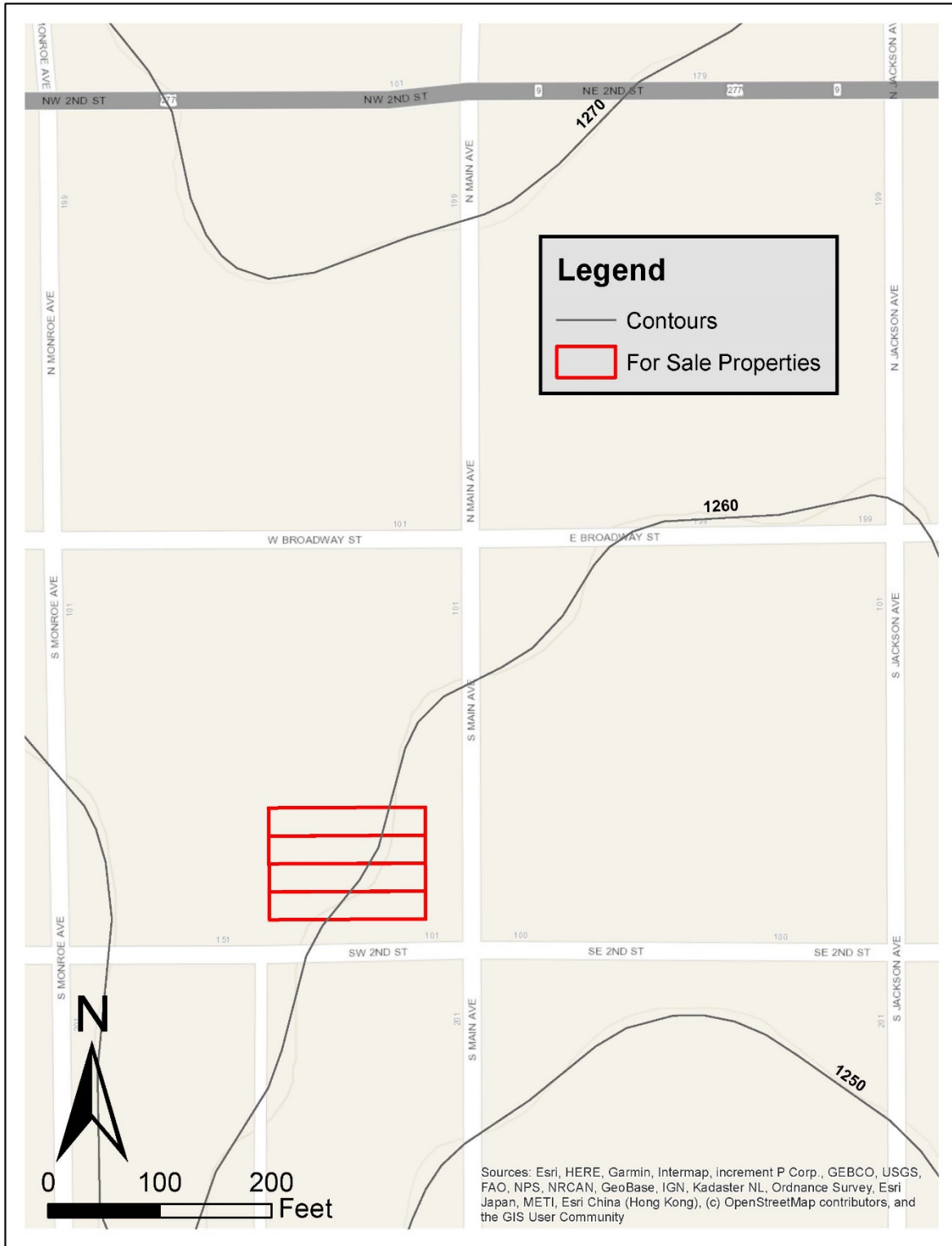


Exhibit "C"
Aerial Photo



Exhibit "D"
Water System

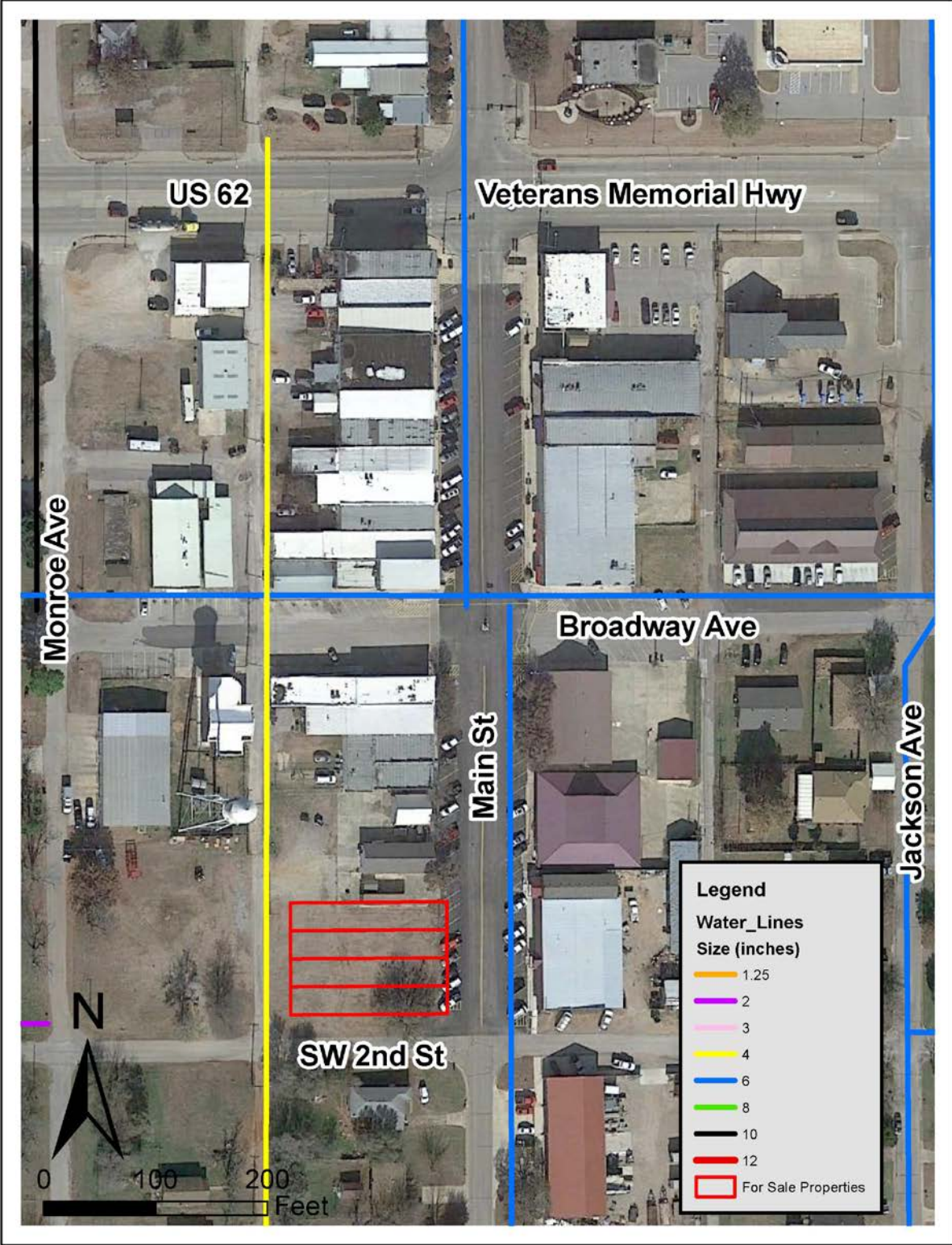


Exhibit "E"
Sewer System

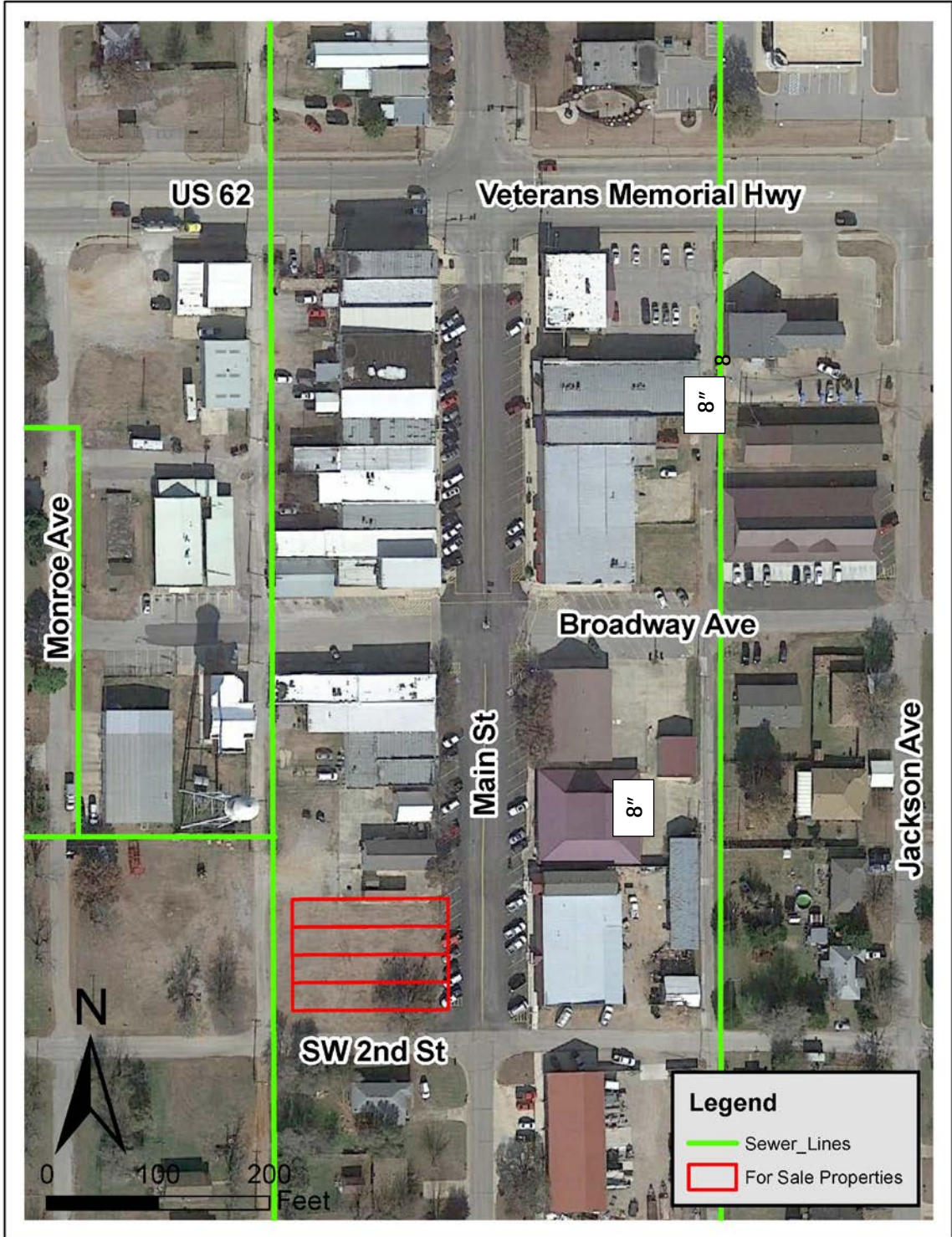


Exhibit "F"
Site Photos

