

REQUEST FOR DEVELOPMENT PROPOSALS

1755 Highway 96,
White Bear Lake, MN



April 8, 2025

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SECTION I: GENERAL INFORMATION

A. OBJECTIVE

The City of White Bear Lake/White Bear Lake Housing and Redevelopment Authority (HRA) is soliciting proposals for private development on the city-owned site at 1755 Highway 96. This 0.82 acres parcel (35,700 square feet) vacant parcel is located in an established single-unit neighborhood and has frontage along both Highway 96 and the cul-de-sac from Eugene Street. The site is currently vacant and the city is interested in maximizing its use and value by facilitating private development on the site.



B. CONTRACT ADMINSTRATOR

This RFP has been issued by the City of White Bear Lake Community Development Department. All communications concerning this RFP should be directed to Jason Lindahl, Community Development Director at (651) 429-8562 or jlindahl@whitebearlake.org.

C. INCURRING COSTS

The City is not liable for any costs incurred in the preparation of submittals, presentations and other incidental activities related to this solicitation.

D. PROPOSAL FORMAT

To be considered, each firm must submit a response to this RFP using the format provided in Section III. No other distribution of proposals is to be made by the respondent. Each proposal must remain valid for at least one hundred and 180 (180) days from the due date of this RFP. Proposals should be prepared simply and economically providing a straight-

forward and concise description of the respondent's ability to meet the requirements of the RFP.

E. PROPOSAL SUBMISSION

Responses to the RFP are due on **May 30, 2025 at 4:30 p.m.** and shall be submitted in electronic PDF file format. Responses shall be submitted in a PDF file and can be loaded onto a flash drive and hand delivered, mailed or emailed to the Contract Administrator contact information provided in Section B. Hand delivered proposals must be dropped off during normal business hours which are Monday through Friday, 8:00 a.m. to 4:30 p.m.

Proposals submitted must be clearly marked either on the packaging or within the email content: **"Development Proposal - 1755 Highway 96, White Bear Lake, MN"** along with the respondent's name, primary contact, address and phone number. Respondents are responsible for submission of their proposal. Additional time will not be granted to a single respondent. However, additional time may be granted to all respondents at the discretion of the City.

F. SELECTION CRITERIA

Responses to this RFP will be evaluated by a selection committee based upon the Respondent's proposal and information provided as outlined in Section III of this document. The committee will review all proposals and make a recommendation to the HRA for further consideration.

After review of the proposals, a selection committee will then determine which, if any, firms will be interviewed. If the City chooses to interview any respondents, the selected firms will be given the opportunity to discuss their proposal, qualifications, past experience, and their purchase offer in more detail.

Proposals will be evaluated on the following criteria:

- Overall quality of the response to this RFP.
- Experience of the proposed project team with similar projects.
- Consistency with the City's Development Vision.
- Consistency with the goals and policies of the 2040 Comprehensive Plan.
- How well the proposed project blends into the surrounding area and helps to create a cohesive neighborhood.
- Respondent's workload, availability and ability to complete the project.
- References.
- Purchase offer and/or request for city financing. It is the City's expectation to sell the property for fair market value.

All proposals submitted may be subject to clarifications and further negotiation. All agreements resulting from negotiations that differ from what is represented within the RFP or in the firm's response shall be documented and included as part of the final contract.

G. RESERVATION OF RIGHTS

1. The City reserves the right in its sole and absolute discretion to accept or reject any or all proposals, or alternative proposals, in whole or in part, with or without notice.
2. The City reserves the right to waive, or not waive, informalities or irregularities in terms or conditions of any proposal if determined by the City to be in its best interest.
3. The City reserves the right to request additional information from any or all respondents.
4. The City reserves the right to reject any proposal that it determines to be unresponsive and deficient in any of the information requested within RFP.
5. The City reserves the right to determine whether the scope of the project will be entirely as described in the RFP, a portion of the scope, or a revised scope be implemented.
6. Submission of a proposal indicates acceptance by the firm of the conditions contained in this RFP, unless clearly and specifically noted in the proposal submitted.

H. DISCLOSURE

All information in a Respondent's proposal is subject to disclosure under the provisions of Minnesota Statute Chapter 13 - Minnesota Government Data Practices Act.

SECTION II: PROJECT DESCRIPTION

A. DEVELOPMENT VISION

The City of White Bear Lake seeks an experienced and qualified developer to facilitate private residential development on the subject property that is compatible with the existing surrounding neighborhood and the City's overall development goals and policies. Consequently, it is anticipated redevelopment of the subject property would include a single-family lot sized to match the surrounding neighborhood with access from Eugene Street and a medium density residential infill parcel with access from Highway 96. It should be noted that subdivision of the property would be subject to review by Ramsey County and likely dedication of additional right-of-way for Highway 96.

B. BACKGROUND

1755 Highway 96 is located on the north side of Highway 96 midway between Interstate 35E and Highway 61, just to the east of Karen Street. The site is approximately 290' deep and 130' wide totaling 0.82 acres or 35,700 square feet. The subject property was originally platted as part of McNee's Garden Acres Addition in May of 1940. The site originally contained a single-family home that was constructed in the 1950's. The City purchased the

property in 2008 and demolished the house with the intent to facilitate redevelopment of the site.

C. DEVELOPMENT PRIORITIES

In 2023, the City Council and Housing & Redevelopment Authority identified the subject property as a redevelopment priority site and supported application of the following goals and policies from the 2040 Comprehensive Plan. The City of White Bear Lake seeks proposals for this site that would support the following goals and policies from the 2040 Comprehensive Plan.

Future Land Use Plan Guiding Principles

Diversity. Maintain the city's diverse mix of land uses, which contribute to its resiliency as a community. Rather than a generic landscape of uniform housing and prototypical commercial types, this mix contributes to the fabric of the city and ensures fluctuations in market and preferences won't unduly impact a large proportion of the City's built environment.

Redevelopment. Continue to focus resources on redevelopment and reinvestment. It is necessary to increase the tax base in order to continue to provide high quality services to the city's businesses and residents. While the City is nearly built out, underutilized and appropriately situated sites offer the opportunity to redevelop land more efficiently and to introduce increased density along higher intensity corridors and activity nodes throughout the city.

Complete Community. Enhance complete community concept to create and enhance opportunities for residents to conveniently meet daily needs without having to make long trips. While it is not feasible or desirable to structure all neighborhoods in this manner, it is a potential model for making places more livable at various life stages.

Resilience and Sustainability. Apply the framework of resilience and sustainability to all practices and planning. Sustainability is an important value throughout the plan. In terms of land use, it has implications from the small scale (e.g., how buildings are constructed, maintained and repurposed) to citywide (e.g., responsible use of resources and preparing for the evolving climate).

Housing Guiding Principles

Housing Options. Expand housing options to meet the needs of people at all life stages and income levels to attract new residents as a growing population will contribute to high quality services, strengthen commercial districts, and lead to a more vibrant and safe

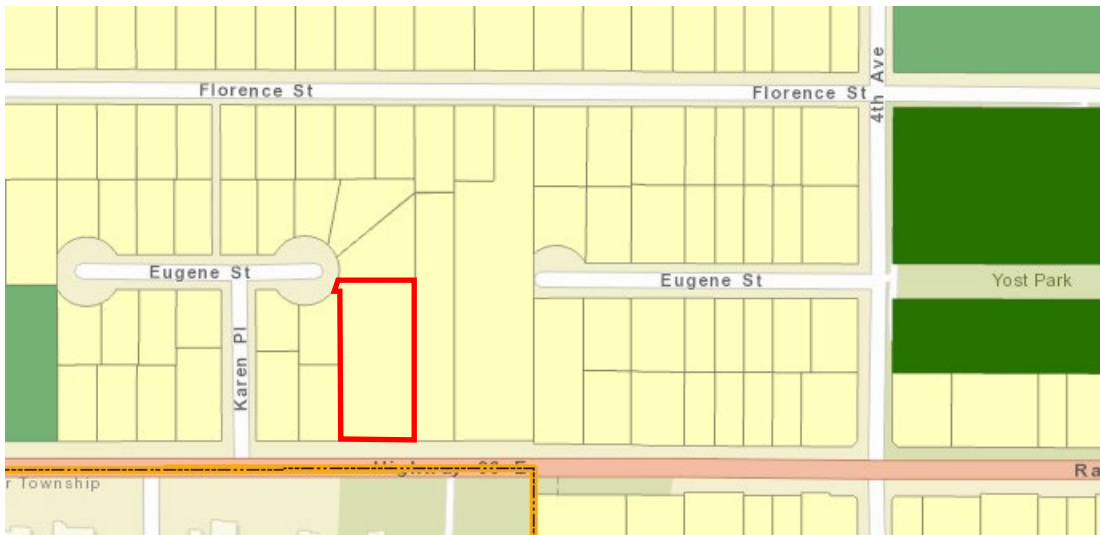
community. Existing residential neighborhoods provide a wide range of housing options for residents and it is the goal of the city to continue this balance of housing options.

Compatible Design. Encourage housing development design that reflects the character of the community while still increasing the quantity and variety of housing options.

Existing Housing Stock. Maintain and reinvest in the City’s housing stock to preserve and enhance property values and keep neighborhoods attractive and livable.

D. LAND USE & ZONING

The subject property is guided Low Density Residential by 2040 Comprehensive Plan Future Land Use Map (see map below) and zoned R-3, Low Density Residential. The portion of the property anticipated for a single-family lot could retain this zoning classification but the remainder parcel adjacent to Highway 96 considered for medium density residential use may need a comprehensive plan amendment and will likely also need a rezoning. Relevant information from the 2040 Comprehensive plan and Zoning Regulations are provided below.



2040 Comprehensive Plan Future Land Use Designations

Low Density Residential. Density ranges from 3 to 9 units per acre. This category accounts for the largest percentage of the housing in White Bear Lake and most of the land use. Typical housing types include single family detached and attached when within the density range.

Medium Density Residential. The density range for this category is from 8 to 14 units per acre. Typical housing stock includes multi-unit townhomes, four-plexes, and smaller-scale apartment and senior living facilities without significant medical support services. To

minimize the potential impacts of these medium density uses to surrounding single family neighborhoods, these uses are generally located along arterial and collector streets.

Zoning Regulations

The subject property is zoned R-3, Low Density Residential. As mentioned above, the portion of the property anticipated to contain a single-family lot with access from Eugene Street could retain this zoning classification but the remainder parcel adjacent to Highway 96 considered for medium density residential will likely need rezoning. Potential zoning categories and performance standards are provided below.

Zoning Comparison Table				
Standard	R-3	R-4	R-5	R-6
Use	1 Unit	R-3 and Two-Family Dwellings	1, 2, 3 or 4 Units and Townhouse	R-5 Use + Apartments
Front Setback	30'	25'	25'	30'
Side Setback	10'/30'	10'/25'	15'/25'	15'/30'
Rear Setback	30'	30'	30'	30'
Height Limit	35'	35'	35'	35'
Parking	2/unit Enclosed	2/unit Enclosed	2/Unit At Least 1 Enclosed	2/Unit At Least 1 Enclosed
Potential Density*	3-9 Units Per Acre	8-14 Units Per Acre	8-14 units Per Acre	16-34 Units Per Acre

**Density to be determined based on the future land use category from the 2040 Comp Plan*

Environmental

The city demolished the house in 2008. Since it was historically used as a single-family home, no other environmental review has been done.

Storm Water Management

Development must meet the storm water management requirements of the city and the Vadnais Lake Area Watershed Management Organization, the regulatory agency for storm water and erosion control permitting.

Utility Connections

City water and sanitary sewer utilities are available from both Eugene Street and Highway 96.

E. TENTATIVE PROJECT TIMELINE

The timeline below represents the City’s best estimates for the completion of major milestones regarding this project. Dates are subject to change as needed to best fit the City’s needs and may be impacted by the land use approvals necessary for a given proposal.

However, consideration of input from the selected firm will be used to develop a final schedule to be used in the award of a contract.

Tentative Project Timeline	
Milestone	Approximate Date
Distribution of RFP	April 8, 2025
Submission of Proposals to City	May 30, 2025
Complete Internal Review	June 30, 2025
Report to HRA	July 22, 2025

SECTION III: SUBMITTALS AND REQUIREMENTS

A. SUBMITTAL

Proposal responses should demonstrate clearly and accurately the capabilities, knowledge, experience and capacity of the development team to meet the requirements of the RFP and proposed project. The following structure is to be followed for the proposal submitted to the city:

1. A cover page including the following information:
 - a. Developer/team’s name and mailing address
 - b. Name, mailing address, telephone number and email address of the primary contact person
 - c. Signature of authorized representative of responding developer or team
2. Letter of Intent to purchase the property including the offered amount. It is the City’s expectation to sell the property for fair market value.
3. Members and qualifications of the development team including architect, engineering firm and contractor (if known).
4. List of two or more development projects of similar nature or scale.
5. Brief narrative describing the proposed project and how it meets or exceeds the city’s development vision, comprehensive plan and zoning regulations.
6. Preliminary Site Plan.
7. Conceptual building elevations and renderings to illustrate the proposed project.
8. List of project components, stories, square footages, and building materials.
9. The project’s estimated construction cost.
10. The project’s estimated economic benefits including total market value of development.
11. The community benefits resulting from the project such as connections and support of surrounding uses, public spaces and amenities, landscaping and public art, affordability, or environmentally-sustainable elements incorporated into the project.
12. Projected timeline for land use approvals, purchase of site and construction of project.
13. Developer’s current legal status: corporation, partnership, sole proprietor, etc. and supporting evidence of financial ability to complete project
14. Description of how you will interact with the community to assure your project addresses their needs and concerns.

15. Any other information that is critical to the city's ability to evaluate the proposal.

B. RIGHTS RESERVED

The City reserves the right to waive any irregularities in any proposal and to select the proposal evaluated to be the most advantageous to the City. The City reserves the right to disqualify any proposal or to reject all proposals if it is deemed to be in the best interest of the City. Furthermore, the City and its representatives reserve the right to reject any and all proposals or to request additional information from any respondent or from all respondents.

SECTION IV: CONTRACT AWARD

A. CONTRACT AWARD

It is the City's intent to review all response proposals and qualifications thoroughly and to select a development team based upon selection criteria. Should the City conclude it would be in the best interest of the City, it may enter into negotiations with any of the firms until an agreement can be finalized with the successful respondent.