



City Hall | 801 Washington Street | Northfield, Minnesota 55057

Final 07/12/22

City of Northfield, Minnesota

Request for Qualifications for Downtown Northfield Redevelopment Project

Contact: Ben Martig, City Administrator

Project Description

The City of Northfield is soliciting qualifications from development teams to collaborate with the City for redevelopment of two adjoining sites in the historic downtown core of this city of 20,000+ on the Cannon River in Rice and Dakota Counties. The Cannon is a designated wild and scenic river that runs through the heart of downtown; the development site faces the river and its environs.

Anchoring the redevelopment will be a new municipal liquor store, which is currently located at the intersection of 5th St. and Water St. The existing store is a one-story, single use building. The store requires more space and better access for both service vehicles and patrons. The building at 411 Water St., immediately north of the liquor store, will also be demolished and incorporated into the redevelopment. The City envisions a redeveloped site that would include an expanded liquor store as well as other possible retail/food uses at grade with apartments and/or condominiums above. Both public and private parking are anticipated for the site.

Across 5th St. to the south, the City has purchased another building with the intention to serve as a temporary use for the liquor store while the existing redevelopment site is constructed. This property would be available for exploration for re-use in the future. How both of these redevelopment sites integrate with the existing historic fabric of Northfield, and how they reimagine and enhance the public realm along the Cannon River, will be critical components of the final design.

Northfield was founded in 1855, and became an agricultural, lumber and milling hub in the early years. The Malt-o-Meal Cereal Company, now Post Brands, remains today as a historic remnant of the wheat milling era. Today, the town includes Carleton College and St. Olaf College, both highly regarded institutions with beautiful campuses, as well as prized neighborhoods and four riverfront parks. The downtown commercial core comprises around 65 buildings that were placed on the National Register of Historic Places in 1959. The core has remained a healthy commercial district despite new suburban development, due in part to its cohesive and charming character.

Desired Outcome, Scope and Next Steps

The goal of the project is twofold:

- Design and develop **new mixed-use buildings that complement and strengthen** the existing historic downtown design and fabric. While the initial redevelopment site technically lies outside of the historic district boundary, it should nonetheless respond to the character of the broader district and take cues from guidelines set forth in the historic designation.
- Develop a **world-class public realm** along the riverfront, including streetscapes that are redeveloped in conjunction with the mixed-use buildings that will present a new face to the river and community.

The **scope of work** will include at least the following:

Programming

- Working with the City and key stakeholders, develop a comprehensive program that addresses all components of the new buildings, including the municipal liquor store, other retail uses, housing, parking, service access, public spaces, etc.
- Determine space requirements (number of cars) for a shared public/private parking facility housed within the new development, and associated access and movement needs for people, cars and service vehicles around the site and into and out of the retail and parking areas.
- Establish programmatic needs for associated public spaces, including streetscape and riverfront elements. This will include the needs of the various festivals that take place in the downtown core annually, including The Defeat of Jesse James Days, the Vintage Band Festival, and the seasonal weekly Riverwalk Market Fair.
- Determine access and egress requirements for emergency vehicles in and around the site.
- Determine spatial requirements for permeable and non-permeable surfaces and establish the desired ratio of hardscape to softscape, to capture stormwater on-site (including in the public realm) to protect and improve the health of the Cannon River.

Budget and Phasing

- In conjunction with the City, establish preliminary costs for all components of the program, including buildings, streetscape and riverfront redevelopment. These will be tested against various concepts and refined as plans are developed.
- Determine, as feasible, the sources and uses of the budget. If phasing is required, determine the optimum order of priority for completion.

Design Process

The selected design/development team shall proceed with the traditional design process as outlined below:

- Site Analysis
- Schematic Design
- Design Development
- Phased Implementation (determine Phase One project scope, if required)
- Phase One Construction Documents
- Bid Administration
- Construction Observation/Project Management
- Project Closeout

Note that budget analysis will be ongoing throughout the design process.

RFQ Timeline

- The RFQ will be distributed by City staff by end of business day **July 15, 2022**.
- Questions may be submitted to the City until **4 pm on July 27, 2022**. All questions will be answered and available to all teams via City's project website.
- Qualifications must be submitted by **4 pm August 8, 2022**
- City Review Group will review qualifications and select the most qualified teams for an interview. **Note:** The City reserves the right to reject any or all RFQ submittals.
- In-person interviews will be noticed the week of the 15th for actual interviews to take place the week of **August 22, 2022**. Each team will have up to 90 minutes for the interview. The City will allow a Zoom remote meeting for applicants that are not able to attend in person.
- Based on the outcome of the interviews and submitted qualifications, the City Review Group will make a recommendation to the Mayor and Council for a preferred team.
- The Mayor and Council will review and approve the recommendation at the **September 6, 2022 Council Meeting**. A lead representative of the recommended team must be in attendance at the Council Meeting. Members requiring significant travel may be available remotely via electronic meeting.
- If the Mayor and Council determine that the selected team is qualified, they will formally approve the recommendation and authorize the City to enter in a **Standard City Service Contract** with the selected team, and negotiating a **Development Agreement** at an appropriately determined time as mutually agreed upon.



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Evaluation Criteria

RFQ submittals will be evaluated base on the following criteria. Responding teams must:

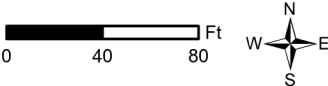
- Have a minimum of 5 years of experience with development
- Have a track record of owning and operating property – not just developing
- Have completed at least one urban infill, mixed-use project
- Have a portfolio of completed projects that demonstrate a commitment to design excellence and understanding of the Public Realm
- Have experience with shared and structured parking
- Be committed to a role as the private development partner
- Be committed to local ownership

RFQ Submission Requirements

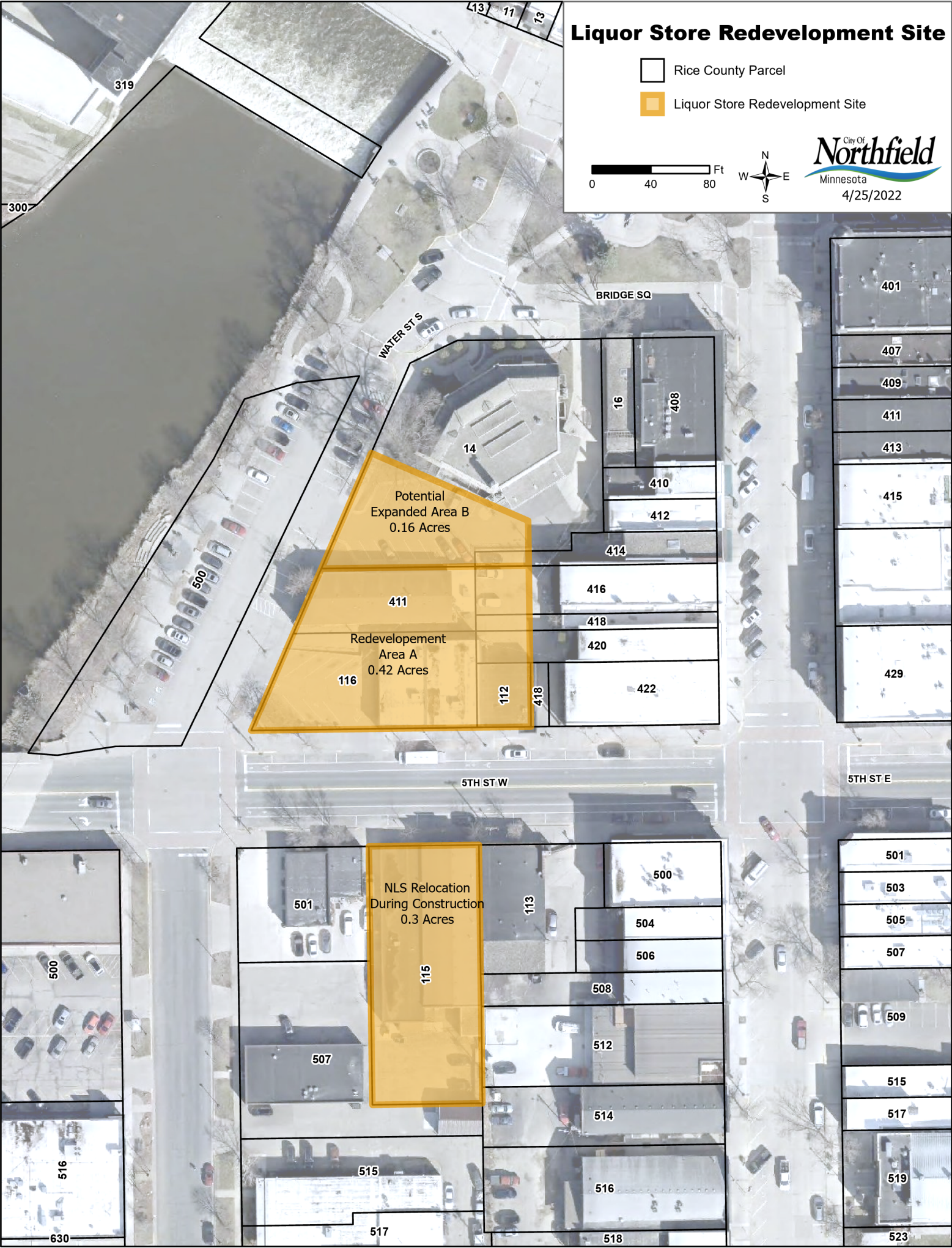
- The RFQ shall be submitted in electronic format
- The submission shall not exceed 20 faces (10 pages printed both side; 20 pages printed one side)
- The response should include a description of the submitting team's **project understanding, project approach and relevant experience**.
- The format is open to the submitter's discretion, but photographs/drawings of built work shall be included (not drawings of "future or unbuilt work").

Liquor Store Redevelopment Site

-  Rice County Parcel
-  Liquor Store Redevelopment Site



City Of
Northfield
Minnesota
4/25/2022



Primary Site Addresses and PID's

- 112 5th Street West
- PID 22.01.1.00.01
- *Pursuing Purchase*



Primary Site Addresses and PID's

- 116 5th Street West
- PID 22.01.1.00.009
- Existing municipal liquor store



Primary Site Addresses and PID's

- 411 Water Street South
- PID 22.01.1.00.011
- *Acquisition in Progress*



Primary Site Addresses and PID's

- 14 Bridge Square
- Existing U.S. Post Office
- Potential to include parking area in redevelopment site
- PID #22.01.1.00.007

