



The Wedge

Request for Qualifications

The Fort Wayne Redevelopment Commission is soliciting qualifications from developers for a mixed-use residential project on a 2.75-acre site on the downtown riverfront



Riverfront
FORT WAYNE

Date Issued: May 11, 2021
Responses Due: June 1, 2021



**REQUEST FOR QUALIFICATIONS
DUE DATE AND TIME FOR RESPONSE SUBMITTALS
Tuesday, June 1, 2021 @ 4 PM EST**

SUBMIT PROPOSAL TO:

City of Fort Wayne Department of Redevelopment
Attn: Jonathan Leist, Deputy Director of Redevelopment
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

This RFQ can be downloaded for free from the
Quest Construction Data Network website (QUESTCDN.com).
Additional information such as addenda or clarifications will be
automatically distributed to those who downloaded
the RFQ from Quest.

If you do not download the RFQ from Quest but wish to receive updates,
you must contact the Redevelopment Department directly:
Joe.Giant@cityoffortwayne.org



The Opportunity

Potential view from a 4th-floor balcony
Photo: Dan Watson

The City of Fort Wayne Department of Redevelopment (the “FWDR”) is seeking qualifications from interested development teams for the redevelopment of a 2.75-acre parcel along the central riverfront in Fort Wayne, Indiana (the “City”) into a primarily residential mixed-use building (the “Project”). The Project site (the “Site”), known as the “Wedge” because of its shape, is located where the Wells Street commercial corridor and the historic Wells Street Bridge meet. The City-owned real estate is a prime redevelopment site given its proximity to the riverfront, Promenade Park, the Wells Street corridor, and downtown.

The Wedge presents an exceptional opportunity for an experienced development team to not only design a building, but to play a pivotal role in defining the character on an entire urban neighborhood. It is at the doorstep of the city’s premier park and a short walk from a multitude of social and cultural offerings. FWDR is motivated to redevelop the Site and expects to provide financial and logistical support to a development team capable of achieving the following vision (the “Project Vision”):

The Wedge is a primarily residential multi-story mixed-use development accessible to a range of income levels that connects to the river and contributes to the public realm. The project leverages the planned and existing investments surrounding it and is an asset to the neighborhood, Riverfront District, and community-at-large. The design is context-sensitive, beautiful, and timeless, and adheres to the intent of the Riverfront) Implementation Framework design principles.

FWDR invites developers with a knack for collaboration and creativity, and with demonstrated public-private partnership experience (“Respondents”) to submit their qualifications to be considered for redevelopment of the Site (“Proposals”).

This Request for Qualifications (“RFQ”) contains Site and community information, a brief description of economic incentives that may be available, Project objectives, Proposal requirements, evaluation criteria, and submission information. FWDR will select no more than four Respondents to participate in a subsequent Request for Proposals (“RFP”) process. We appreciate your interest in this important project and look forward to your response.



The City

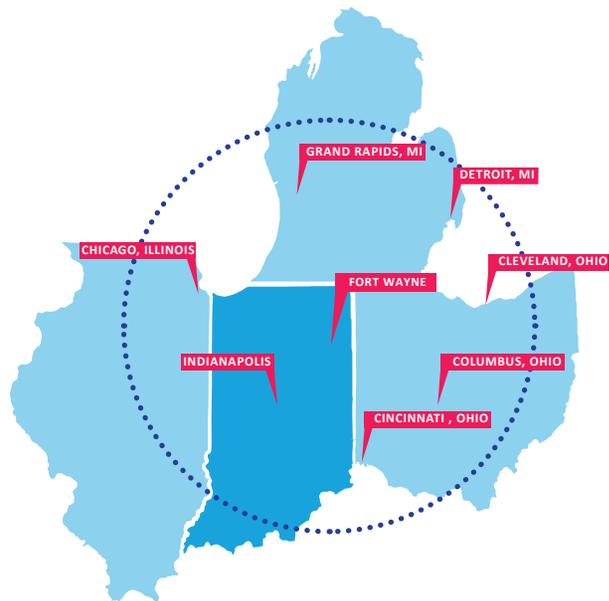
With a population of more than 270,000, Fort Wayne is the second largest city in Indiana and 75th largest nationally. Fort Wayne is the center of the 11-county Northeast Indiana region, with a population of more than 783,000. The City is growing faster than peer communities like Cincinnati, Omaha, and Louisville, and the region has set an ambitious goal of reaching a population of one million by 2030.

Fort Wayne is a community “in the making” where individuals can have an outsized impact and play a truly meaningful role in its revitalization. That mix of responsibility and opportunity compels us to work across organizations toward the shared goal of elevating the stature of the city. Developers entering the market are impressed by our innate ability to work together to overcome challenges in pursuit of community goals.

Projects like Harrison Square (a mixed-use district anchored by a baseball stadium) and Riverfront (\$100 million initiative to activate the central riverfront) highlight a long list of collaborative projects that have transformed our downtown from a “place to leave” into a “place to live”, and our approachable size permits broad access to cultural attractions and amenities such as the Arts Campus and Children’s Zoo.

Our commitments to quality of place and quality of life are paying off; both population and employment growth have exceeded even recent projections. The last comprehensive housing study, undertaken in 2014, projected an increase in population of 1.9% over the next 5 years, while actual population growth was 5.6%. Countywide employment increased by more than 16,600 over that same period.

The county has also become more affluent. Median household income is currently estimated at \$59,300, compared to \$47,000 in 2014, and the median value of owner-occupied dwelling units is currently estimated at \$151,250, compared to \$121,000 in 2014.



Residential Market Overview

A recently-completed market scan performed by HR&A determined that downtown Fort Wayne, and the Riverfront District specifically, have a burgeoning multifamily market as exhibited by strong developer interest, a robust pipeline, and rapid absorption of new product. HR&A's analysis found that the downtown sub-market could support absorption of approximately 700 units over the next five years (over and above units currently in the development pipeline).

An update of the 2014 comprehensive housing study is currently underway. The update will break down housing demand by unit type and affordability level for both the city as a whole and for the downtown sub-market. Results should be available in time to inform responses to the RFP.

Recent and upcoming additions to the downtown housing market include the following (prices reflect average monthly rent per square foot):

Skyline Tower (855 Webster St): 123 units, new construction (2018), 100% occupied.

St: \$1.86-\$1.88 1BR: \$1.56-\$1.82
2BR: \$1.62-\$1.65 3BR: \$1.57-\$1.65

Superior Lofts (102 W Superior St): 74 units, adaptive reuse (2018), occupancy data not available.

1BR: \$1.28-\$1.41 2BR: \$1.48-\$1.51
3BR: \$1.53-\$1.55

The Landing (118 W Columbia St): 68 units, adaptive reuse/new construction (2019), 94% occupied

1BR: \$1.65-\$1.67 (only 1BR info available)

Riverfront at Promenade Park (124 W Superior St): 225 market rate units; under construction (est. compl. Q1 2023)

Lofts at Headwaters Park (201 E Superior St): 232 market rate units; construction to begin Q3 2021

Commercial Market Overview

Fort Wayne is within 200 miles of several major Midwest cities including Chicago, Indianapolis, Detroit, Columbus, Cleveland and Cincinnati, making the city a strategic location for industries such as logistics and e-commerce. Other important local industries include health care, specialty insurance, medical devices and technology, vehicles, design and craftsmanship, food and beverage, and advanced materials.

Downtown Fort Wayne is the regional center of employment and culture. The downtown space market is strong and market studies suggest that demand for space will continue.

A 2018 study conducted by RCLCO for the Electric Works project found that 650,000 square feet of office space could be absorbed in the downtown market with triple-net rents approaching \$25 per square foot.

The same study also found that downtown is underserved from a retail standpoint. Retail rents range from \$14.00- \$24.00 per square foot (NNN).

Demand for the following commercial uses in the Riverfront District was identified in a study conducted by HR&A:

- Creative office and retail: 50,000 sq ft
- Convenience retail: 10-15,000 sq ft
- Restaurants: 3-5 venues
- Specialty foods / grocery: 10-15,000 sq ft

More information on the downtown retail and office market can be found in the Market Insight Reports compiled annually by the Zacher Company, a local commercial real estate brokerage, at the following links:

2020 Office Market Insight Report:

https://www.zacherco.com/wp-content/uploads/2020/09/2020_zacher_officesurvey.pdf

2020 Retail Market Insight Report:

<https://www.zacherco.com/wp-content/uploads/2020/05/Retail-Market-Report-2020.pdf>



Sweetwater, the country's largest online music retailer, recently completed a \$75 million expansion, adding more than 1,000 jobs.



General Motors invested more than \$1 billion in its Ft. Wayne assembly plant, cementing its local presence in the face of industry change.



Lutheran Health Network, the county's 3rd largest employer, is constructing a \$120 million downtown hospital, with a projected employment of 800.



The handbag company is set to open a 124-room downtown hotel in 2021, which was selected by Veranda Magazine as one of the world's most anticipated luxury hotel openings.



Amazon has broken ground on three facilities in the past two years, including Indiana's first robotic sortation center, which, collectively, will create more than 2,500 jobs.

Riverfront

For decades, community members have considered ways to take advantage of the history and beauty of the city’s three rivers. In 2015, the community came together to create a bold vision for the Riverfront area embodied in the Riverfront Conceptual Plan.

The Riverfront initiative aims to rediscover our central riverfront through the creation of public spaces and access points along the river that blend seamlessly and purposefully with private development and the surrounding environment.

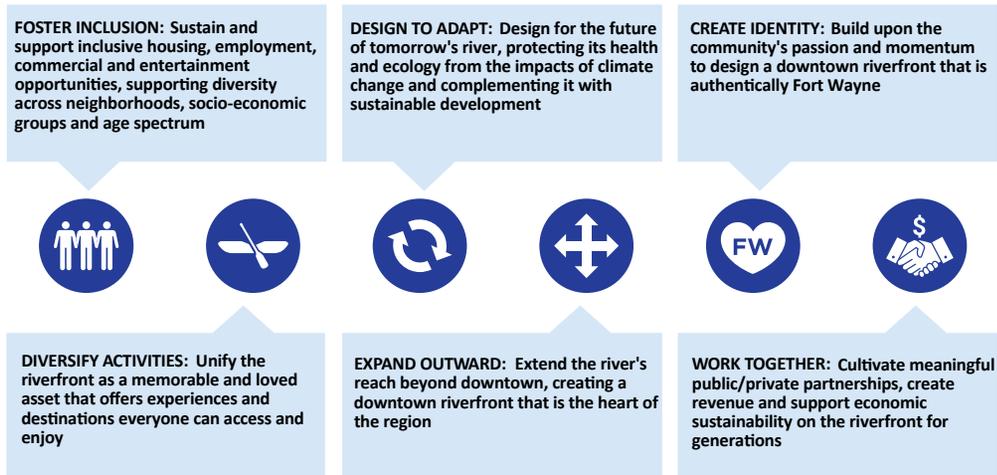
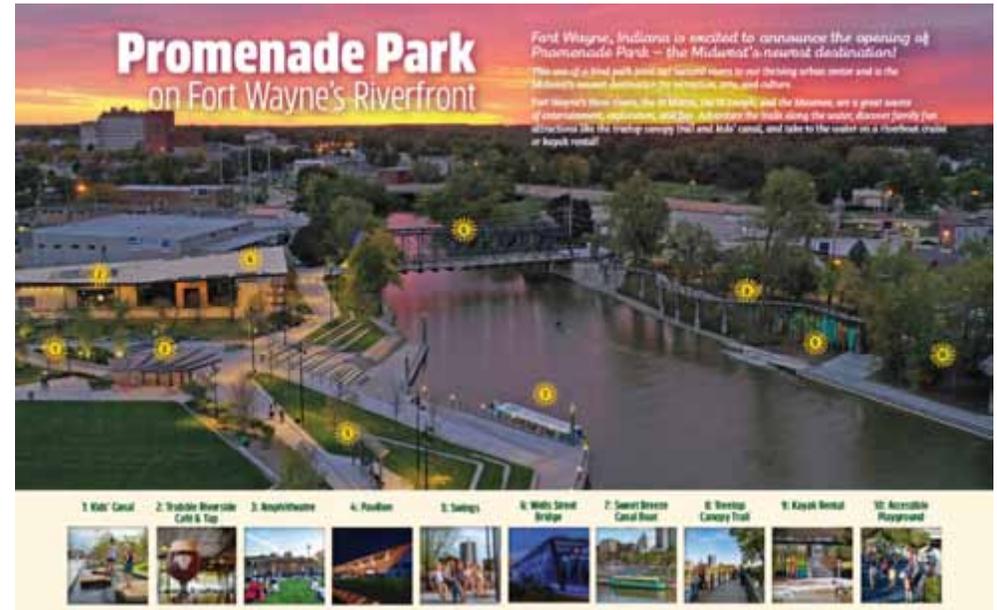
The initiative seeks to extend downtown’s reach by promoting density and vibrancy through diverse residential offerings, employment opportunities, strategies for riverfront activation and culture, and by connecting existing assets, hubs and neighborhoods to each other and to the riverfront. The map on the next page highlights key elements of the Riverfront strategy.

The first phase of Riverfront came to life in August 2019 with the opening of Promenade Park. This new \$25 million park, located directly across the historic Wells Street Bridge from the Wedge, is the “front door” to Fort Wayne’s rivers. It extends along both sides of the St. Marys River and includes a tree canopy trail, amphitheater, boat docks and ramps, sculptures, a playground, and a pavilion. The park hosts frequent concerts, festivals, weddings, movie nights, yoga classes, and events of all kinds throughout the year.

Future phases of Riverfront are guided by the Riverfront Development Implementation Framework, a plan created with broad public input and adopted in early 2021 by City Council.

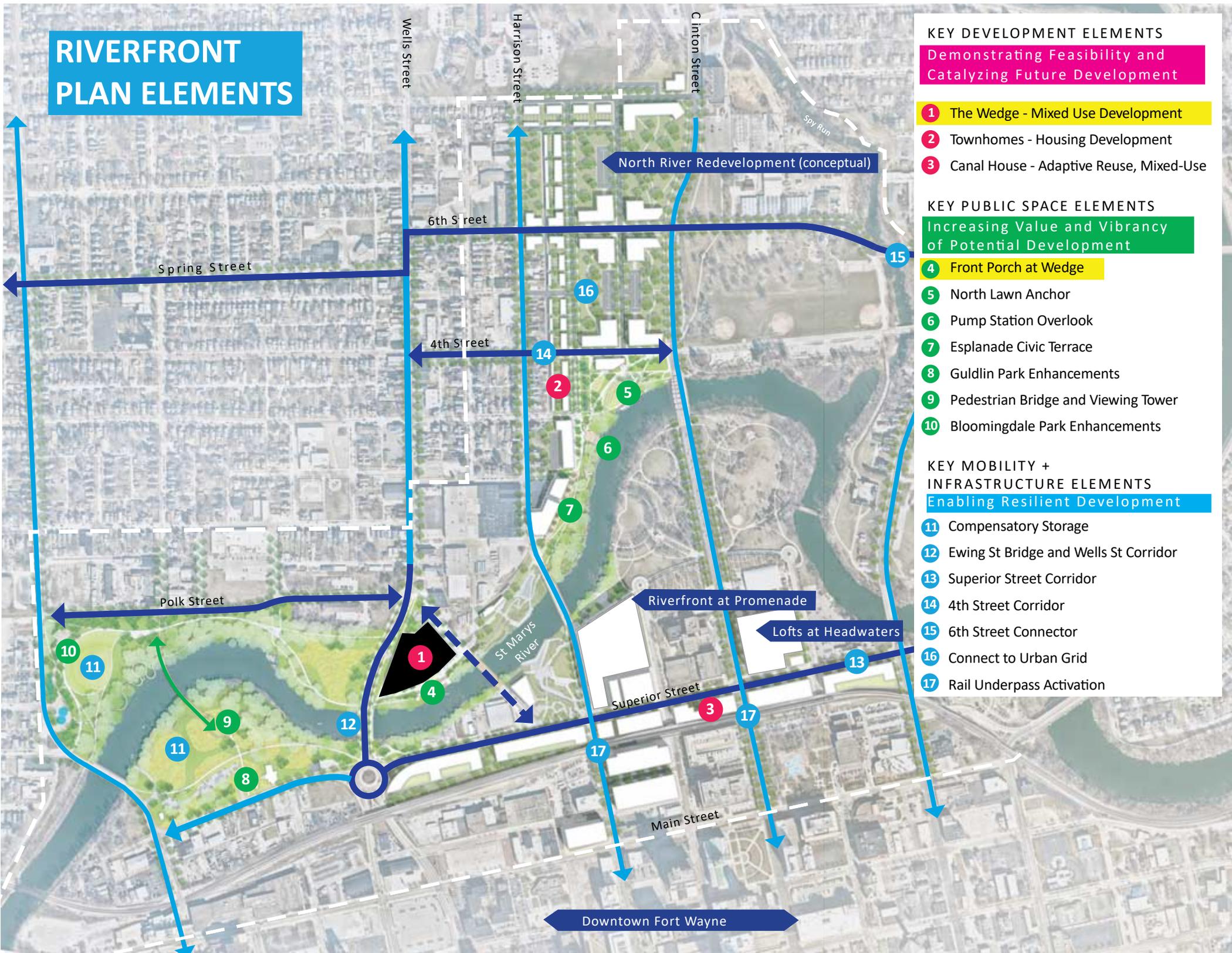
Phase II will extend east and west from Promenade Park along both riverbanks, including the area between the Site and the river. Construction on Phase II is expected to begin in summer 2022. More detailed information on planned Riverfront improvements adjacent to the Site will be available to inform responses to the subsequent RFP process.

Phases I, II, and III of Riverfront constitute a planned public investment of more than \$100 million in public space improvements. Riverfront achieved a dependable funding source in 2016 when City Council passed an increase in the local income tax dedicated to the initiative.



Guiding Principles of the Riverfront Development Implementation Framework

RIVERFRONT PLAN ELEMENTS



KEY DEVELOPMENT ELEMENTS Demonstrating Feasibility and Catalyzing Future Development

- 1 The Wedge - Mixed Use Development
- 2 Townhomes - Housing Development
- 3 Canal House - Adaptive Reuse, Mixed-Use

KEY PUBLIC SPACE ELEMENTS Increasing Value and Vibrancy of Potential Development

- 4 Front Porch at Wedge
- 5 North Lawn Anchor
- 6 Pump Station Overlook
- 7 Esplanade Civic Terrace
- 8 Guldlin Park Enhancements
- 9 Pedestrian Bridge and Viewing Tower
- 10 Bloomingdale Park Enhancements

KEY MOBILITY + INFRASTRUCTURE ELEMENTS Enabling Resilient Development

- 11 Compensatory Storage
- 12 Ewing St Bridge and Wells St Corridor
- 13 Superior Street Corridor
- 14 4th Street Corridor
- 15 6th Street Connector
- 16 Connect to Urban Grid
- 17 Rail Underpass Activation

North River Redevelopment (conceptual)

Riverfront at Promenade

Lofts at Headwaters

Downtown Fort Wayne

Wells Street

Harrison Street

Clinton Street

6th Street

Spring Street

4th Street

Polk Street

St Marys River

Superior Street

Main Street

Spy Run

Economic Development Incentives

Economic incentives could be available based on substantiated financial need, Project characteristics, and level of public benefit. Please note that this list is not exhaustive and that inclusion on this list does not guarantee availability.

Land Conveyance: The property is City-owned so conveyance for below-market rate or other favorable terms is possible.

Tax Increment Financing (“TIF”): TIF allows increases in property taxes attributable to the Project to be captured and used to finance public improvements serving the Project. Most substantial redevelopment projects in Fort Wayne utilize TIF.

Tax Phase-In (Abatement): Savings will typically amount to a 50% reduction in property taxes over the 10-year period following the investment. Typically occurs as an alternative to TIF.

Opportunity Zone: The Site is located in an Opportunity Zone, which provides investors the ability to invest capital gains into the Project in exchange for reducing or eliminating the taxes otherwise payable on the capital gains.

New Markets Tax Credits (“NMTC”): The Site is in a Qualified Census Tract. The City has an in-house Community Development Entity (“CDE”), but any CDE can participate. Indiana is an underserved state for NMTC purposes.

Low Income Housing Tax Credits: The Site’s location in a Qualified Census Tract expands the maximum amount of credits that can be awarded for providing a certain amount of affordable housing within a project.

HOME funds: HOME Investment Partnership Program funds may be available to assist with the construction of affordable housing for the Project should there be a gap in funding once all other Project financing has been secured.

Riverfront Liquor License: The Site is exempt from the quota requirements that exist in most areas of the city, substantially reducing the cost of obtaining a liquor license. Licensing is administered by the [Indiana Alcohol and Tobacco Commission](#).

Other Local Incentives: Similar projects have addressed funding gaps through pledges of Local Income Tax and Food & Beverage Tax.

Indiana Economic Development Corporation (“IEDC”): The State of Indiana offers a range of incentives through the IEDC.

Key Local Partners

Economic development organizations throughout the region recognize the importance of riverfront development as a means to attract and retain residents and citizens. The following organizations in particular can provide information and support:

	<p>Greater Fort Wayne: Chamber of commerce and economic development resource for market data, investor benefits, and business development.</p> <p>https://www.greaterfortwayneinc.com/</p>
	<p>Northeast Indiana Regional Partnership: Regional economic development organization created to build, market, and sell Northeast Indiana.</p> <p>https://neindiana.com/</p>
	<p>Downtown Improvement District: Economic Improvement District tasked with improving the downtown business climate.</p> <p>http://downtownfortwayne.com/</p>
	<p>Visit Fort Wayne: Convention and visitors bureau whose purpose is to expand Fort Wayne’s economy by attracting convention and leisure visitors.</p> <p>https://www.visitfortwayne.com/</p>

The following page highlights several recent public-private partnerships and the key incentives that were used.



Top: Riverfront at Promenade Park - \$88.7 million

Under Construction (complete Q1 2023); mixed-use residential, commercial and public parking garage; City leasing parking garage for 25 years.

Incentives: TIF, Local Income Tax ("LIT"), Food & Beverage Tax ("F&B"), State tax credits

Bottom: Lofts at Headwaters Park - \$67.5 million

Construction begins Q3 2021; mixed-use residential, commercial and public parking garage City leasing parking garage for 25 years, remediating site, constructing compensatory floodwater storage.

Incentives: TIF, LIT, F&B, State tax credits

Top: Ashberry - \$43.4 million

Under Construction (complete Q1 2023) Commercial office/retail, public parking garage; Developer provided capital and City leasing garage until total lease payments equal 15.07 M.

Incentives: TIF, State tax credits

Bottom: Skyline Plaza and Tower - \$113 million

Opened 2018; 124 dwelling units, 115,000 sq ft office, 36,000 sq ft retail / restaurant, 1,077-space garage. Anchored by corp. HQ of Ash Brokerage.

Incentives: tax abatement, TIF, State tax credits, Land, F&B

Top: The Landing - \$35 million

Opened 2020; Adaptive reuse/new construction of historical block. 70 dwelling units, 60,000 sq ft commercial, street repurposed as public plaza.

Incentives: TIF, Legacy (local), Tax abatement, New Markets Tax Credit ("NMTC"), Historic Tax Credit ("HTC")

Bottom: Electric Works (Phase I - West Campus) - \$280 million

Under Construction (complete 2023); Adaptive reuse of General Electric factory south of downtown. Anchored by corporate HQ of Do-It Best, envisioned as mixed-use Innovation District.

Incentives: Local income tax, F&B, NMTC, HTC, State tax credit, Tax abatement

Site Info

Address: 919 Wells St. Fort Wayne, Indiana 46808

PIN: 02-12-02-180-003.000-074; 02-12-02-182-002.000-074;
02-12-02-183-002.000-074

Location: Southern end of Wells Street commercial corridor, directly across the St Marys River from downtown Fort Wayne.

The Site is 3.8 miles from I-69 and 8.6 miles from Fort Wayne International Airport (FWA).

Ownership: City of Fort Wayne Redevelopment Commission; Board of Park Commissioners of the City of Fort Wayne

Area: Approximately 2.75 acres (measured to top of levee, subject to survey).

Current use: Vacant; construction staging

Adjacent uses (see Riverfront map on page 7 for anticipated future uses):

North: Fort Wayne-Allen County Police and Fire Memorial. FWDR is willing to facilitate discussions regarding the appropriate relocation of this memorial.

East: Fort Wayne Outfitters (outdoor sports store / kayak and bike rental); Pepsi Bottling facility; Promenade Park; Historic Wells Street Bridge

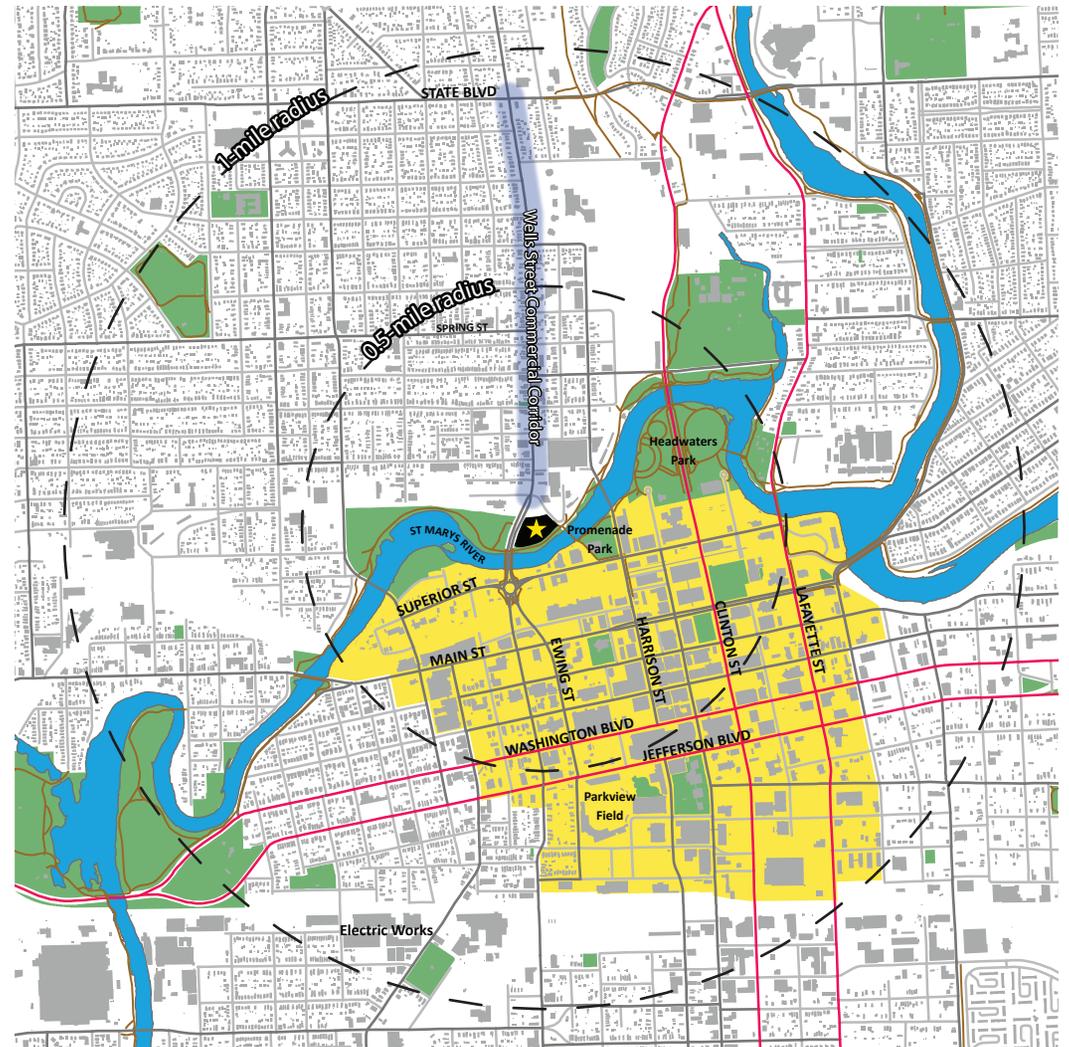
South: Riverfront public space, bike trail, St. Marys River

West: Riverfront public space; Charis House women's shelter

Environmental conditions: Due to prior usage an Environmental Restrictive Covenant (ERC) is in place on part of the Site which limits certain use and outlines soil management requirements. Testing is underway to determine the current extent of any residual contamination. After completion of all tests, a remediation plan will be created to accommodate future development for both commercial and residential use.

Floodplain: The Site is not located in 100-year floodplain. The Army Corps of Engineers has jurisdiction of the levee. Per their requirements, the levees are not to be disturbed within 15 feet of the toe of the slope of the levee berm.

Zoning: The site is in the Urban Corridor (UC) zoning district. New development is encouraged to be compatible with the existing historic development pattern by locating buildings close to the street in order to enhance pedestrian activity along the corridor. Land use planning and zoning is administered by the Allen County Department of Planning Services. The zoning ordinance can be found on their website. The Riverfront Development Implementation Framework supports rezoning of the Site to the Downtown Edge (DE) zoning district, which permits higher density development than the UC district. The City may support certain waivers or variances that support implementation of the Framework.



Transportation

Ewing St (west side of Site) turns into Wells St north of the Site. Ewing St/Wells St has steady traffic as a major north / south arterial.

The Ewing St Bridge and the section of Ewing St adjacent to the west side of the Site are wider than necessary. The Riverfront plans calls for a reconfiguration of the roadway, including a new signalized pedestrian crossing (future streetscape design to be coordinated with selected development team).

The section of Wells St adjacent to the east side of the Site dead-ends near the foot of the Wells St pedestrian bridge, but currently provides access to adjacent properties (Pepsi, Outfitters, Promenade Park) and on-street parking for park visitors. The Riverfront plan calls for this section of Wells St to be re-programmed as a pedestrian-forward streetscape with limited vehicular access (future streetscape design to be coordinated with selected development team).

Ewing/Wells is a north/south bus route. Citilink is the City's bus provider.

The site is adjacent to the community's 110-mile regional trail network and Rivergreenway. Ewing St leading into downtown has bike lanes.



Utilities:

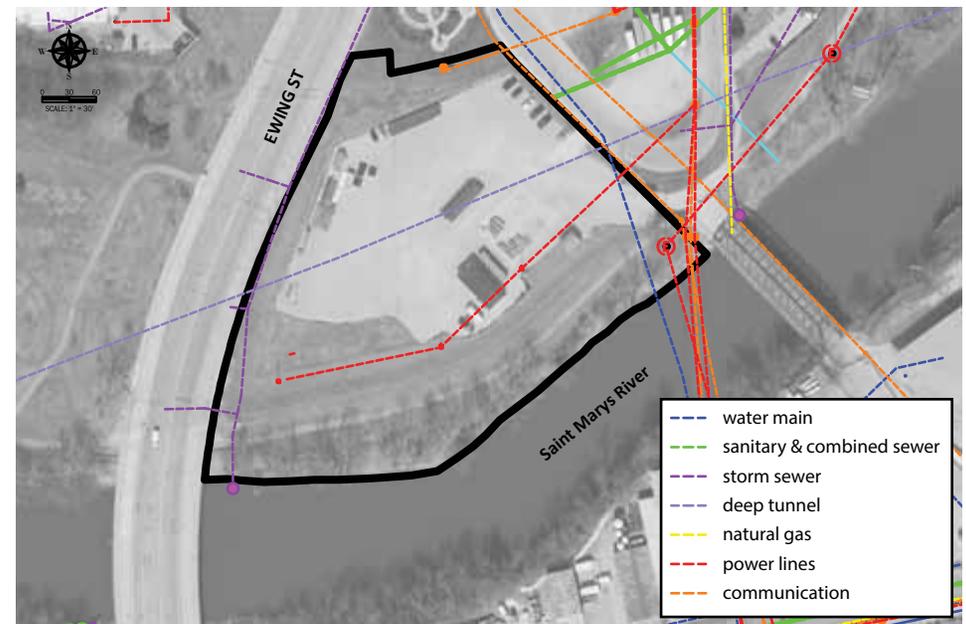
The site is located near the downtown core and is adjacent to and served by a multitude of existing infrastructure with sufficient capacity to accommodate the type of high-density mixed-use development that is envisioned.

Water / Sewer / Stormwater: Provided by Fort Wayne City Utilities. Note that the building footprint should maintain a 10' horizontal distance from water / sewer / storm utilities.

Power: Provided by Indiana Michigan Power (an AEP company). The City will coordinate with the power company to relocate the lines running through the Site. The City anticipates that other power lines proximate to the Site will be relocated and/or buried as part of the development of Riverfront public space.

Deep tunnel: the City is constructing a 5-mile tunnel several hundred feet underground that will significantly reduce the number of annual combined sewer overflows into the city's rivers. Although the tunnel runs beneath the Site, due to its depth it has no practical bearing on the site's development potential.

Natural gas: Provided by NIPSCO; Several connection points exist near the Site. The specific connection point depends on gas demand.



The City of Fort Wayne provides online GIS maps containing detailed public infrastructure data at <https://maps.cityoffortwayne.org/maps/map.htm>.

Project Development Objectives

Project Vision

The Wedge is a primarily residential multi-story mixed-use development accessible to a range of income levels that connects to the river and contributes to the public realm. The project leverages the planned and existing investments surrounding it and is an asset to the neighborhood, Riverfront District, and community-at-large. The design is context-sensitive, beautiful, and timeless, and adheres to the intent of the Riverfront Development Implementation Framework design principles.

Developer Expectations

The development team should have experience partnering and collaborating with municipalities on challenging projects and the skills and resources to see a project through to completion. The primary responsibilities of the development team are as follows:

- Engage in all design, engineering, land development, entitlement and permitting activities required for the Project.
- Fund and procure all studies necessary for the marketability, financing, and approval processes.
- Develop and execute a financing strategy for the Project, including providing most or all up-front funding and proactively seeking all non-local sources of financing and subsidies.
- Work iteratively with City staff on Project elements, layout and design.
- Work collaboratively with surrounding neighborhood organizations to gain community support for the Project.
- Undertake good faith efforts to engage local, minority-owned and women-owned businesses.

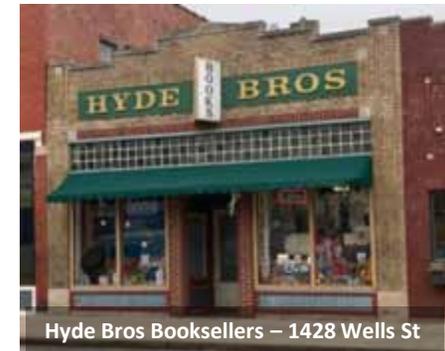
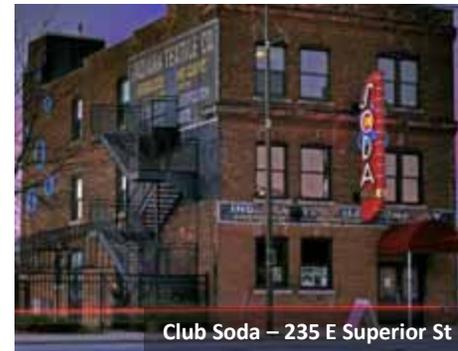
Design Principles

The Wedge was identified in the Riverfront Development Implementation Framework as one of three “First Mover” sites, which are strategically-located sites that can serve as catalysts for future development. [Appendix A](#) contains the pages from the Framework containing *design principles* for development of the Wedge and a development scenario evaluated for architectural and market feasibility illustrating those principles. The entire Riverfront Development Implementation Framework is contained [here](#).

We like these principles and we like this design, but we are not asking you to build this building. The design principles can be interpreted in numerous ways, and we encourage you to consider other designs that successfully implement the Project Vision.



Local design references



Proposal Requirements

Proposals must be organized in the manner indicated below and must clearly and completely address each of the following items.

I. Cover Letter.

II. Project Understanding and Vision. Describe the importance of the Site to the Riverfront initiative, your preliminary concept for the Site, and how your concept addresses the Project Vision.

III. Developer and Development Team.

- a. Please provide the following information about the **developer**: (i) development philosophy and business model; (ii) name and contact information for the primary point of contact during the RFQ (and RFP) process and during the development planning and construction process; (iii) profiles and/or resumes of key project personnel; (iv) location of principal offices; (v) description of organization (corporation, partnership, etc.); and (vi) number of years the firm has been in business under the current name, and any other names under which the firm has operated.
- b. Identify and describe other members of the **development team**, such as architecture, engineering, construction management and property management firms.
- c. Include a diagram or illustration depicting the relationship between the lead developer and other team members.

IV. Financial Capability. Information should effectively illustrate developer's ability to acquire financing for the project. Respondents should provide the following:

- a. Information about the Respondent's overall financial position, past history of raising capital, and resources available to complete the Project.
- b. Overview of real estate portfolio.
- c. Statement indicating that the Respondent does not currently and has not had any loans in default within the past ten years, and has not filed for bankruptcy, had a project foreclosed on, or faced government fines. Alternatively, if any of those have occurred, include a description of the action and the project-related circumstances in which the action took place.
- d. If applicable, description of any relevant litigation that has been filed against the development team or its members related to real estate projects during the past ten years, as well as the outcome of that litigation.

V. Relevant Experience. Describe the developer and/or development team's experience by profiling projects with a scope and complexity similar to the Project envisioned for the Site. Projects should highlight the developer/team's experience in public-private partnerships. Each project description should include the following:

- a. Project name, location, and description.
- b. Role in the project and other key members of the project team (developer, engineer, architect, construction manager, etc.).
- c. Total project cost, financing structure, and sources of capital.
- d. If undertaken as a public-private partnership, discuss the major deal points and general nature and structure of the relationship between public and private entities.
- e. Combination of images, site plans, layouts, written descriptions, and/or renderings.
- f. Start and completion dates, or current status if not yet complete.
- g. Name and contact information for at least one reference per project.

VI. References. In addition to those project-specific references, please provide the name and contact information for three references, including at least one public sector development partner, who can attest to your capacity and experience for completing the type of project envisioned herein.



Submission Instructions and Evaluation

Provide **five (5)** hard copies and **one (1)** electronic copy of the Proposal to the following address no later than **TUESDAY, JUNE 1, 2021 @ 4 PM EST.**

City of Fort Wayne Department of Redevelopment
Attn: Jonathan Leist, Redevelopment Director
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

You may submit your electronic responses by email to the following recipients:

Jonathan.Leist@cityoffortwayne.org

Joe.Giant@cityoffortwayne.org

Mailed responses not received by the deadline, but postmarked by Thursday, May 27, 2021, will be accepted.

No submittal fee is required for evaluation of this Proposal.

Persons who download the RFQ from Quest will automatically receive information and/or addenda.

IF YOU DID NOT DOWNLOAD THIS DOCUMENT FROM THE QUEST WEBSITE, PLEASE NOTIFY JOE.GIANT@CITYOFFORTWAYNE.ORG TO RECEIVE UPDATES REGARDING THE SCHEDULE AND TO RECEIVE ADDENDA.

Evaluation

A Selection Committee comprised of City staff will review Proposals based upon the following criteria:

- a. Project vision and understanding
- b. Overall and relevant experience of Developer
- c. Overall and relevant experience of Development Team
- d. Experience structuring and completing public-private partnerships (or other projects with a significant public financing component)
- e. Financial capacity and experience assembling multiple sources of capital
- f. References

FWDR will select no more than four (4) development teams to participate in a competitive RFP process to create a specific development proposal for the Site. FWDR will notify Respondents on or about June 18, 2021, if they have been selected to participate in the RFP process.



General Information

- FWDR reserves the right to reject any and all Proposals submitted.
- FWDR will not reimburse costs incurred by a Respondent in the preparation of a Proposal.
- All Respondents will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of Proposals. FWDR may enter into discussions with Respondents to clarify and assure a full understanding of Proposals.
- FWDR may refuse to disclose the contents of the Proposals during discussions with eligible Respondents.
- Should it become necessary to revise any part of or provide additional information necessary to adequately interpret provisions and requirements of this RFQ, or respond to written inquiries concerning this RFQ, FWDR reserves the right to issue an addendum to this RFQ.
- FWDR reserves the right to enter into a scoping agreement or Memorandum of Understanding with a Respondent for preliminary design and development services prior to FWDR agreeing to move forward with the Project..
- FWDR reserves the right to extend any portion of the timeline communicated in this RFQ.
- Responses to the RFQ, once tendered to FWDR, become the property of FWDR. Any restrictions on the use of data in a Proposal must be clearly stated in the Proposal, and although FWDR will try to accommodate requests for confidentiality, FWDR does not guarantee the security of any element of a Proposal.
- No member, officer or employee of FWDR or member of the Fort Wayne Redevelopment Commission, or of a local public body or agency having jurisdiction over the Site, may have any interest, direct or indirect, in any sales and/or development agreement or proceeds thereof.
- FWDR reserves the exclusive right to own, possess and utilize all work products, schematics, financial information and other documentation obtained as a result of this RFQ as FWDR determines in its sole discretion. Submittal of a response to this RFQ shall be deemed the Respondent's agreement to this reserved right without the necessity of any further agreement between the parties.
- Respondents shall not contact City Council members, Redevelopment Commissioners, or any other voting body during the RFQ process (i.e. from the date of this publication until the date of the public meeting or event where a Respondent is selected).
- FWDR's selection of a preferred Respondent indicates only that FWDR's intent is to negotiate with the Respondent, and the selection does not constitute a commitment by FWDR to execute a final contract with the Respondent. Respondents therefore agree and acknowledge that they are barred from claiming to have detrimentally relied on FWDR, its employees, agents or representatives' actions for any costs or liabilities incurred as a result of responding to this RFQ.

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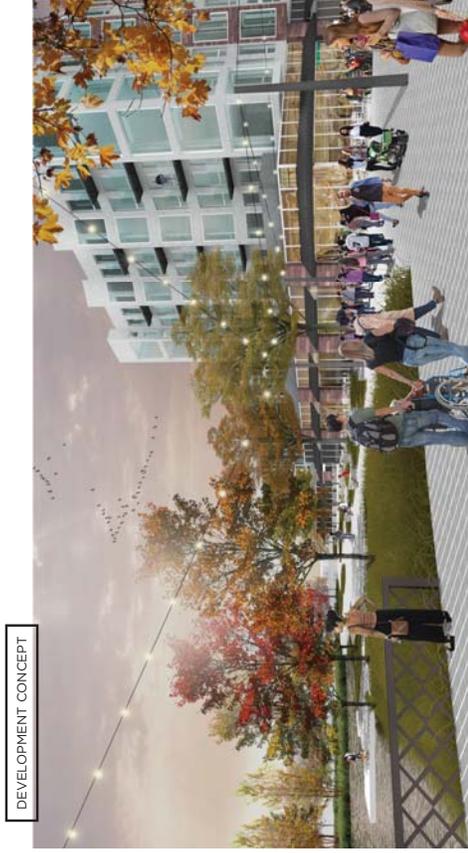
Appendix A:

Selected Pages from the
Riverfront Implementation Framework

FIRST MOVER:

THE WEDGE

THE WEDGE



The triangular parcel, where the Wells Street corridor and historic Wells Street Bridge meet, is a prime redevelopment site given its adjacency to the riverfront, Promenade Park, a bustling commercial corridor, and spectacular skyline views.

PLAN ROLE & IMPACT

The Wedge site has critical importance due to its adjacency to the riverfront and the iconic Wells Street Bridge and its significant sightlines from Promenade Park. Both visually and physically, it serves as a key connection across the river, drawing pedestrians across the bridge and creating a link between downtown Fort Wayne and the neighborhoods north of the river. This site presents the opportunity to define a new building typology to create a strong, active corridor along the riverfront while also maintaining permeability and being sensitive to the surrounding neighborhoods. By increasing both foot traffic and residential density and providing significant public space amenities, this site can boost the vibrancy of the northern edge of the river.

SITING & DESIGN

The irregular shape and significant grade difference of adjacent Ewing Street present unique challenges for the development of this site. Additionally, with such prominent riverfront presence, maintaining and enhancing public access to the riverfront corridor and creating a permeable edge between public and private space is of critical importance to the future of the Wedge Site. Active ground-floor uses, strong gateways to pedestrian connections, public space that reaches into the core of the site, activated semi-public space between building and the public realm, and strategic placement of vehicular and service access that minimizes conflict with human-engaged space will all ensure that future development contributes to the riverfront vision.

STREETSCAPE IMPROVEMENTS

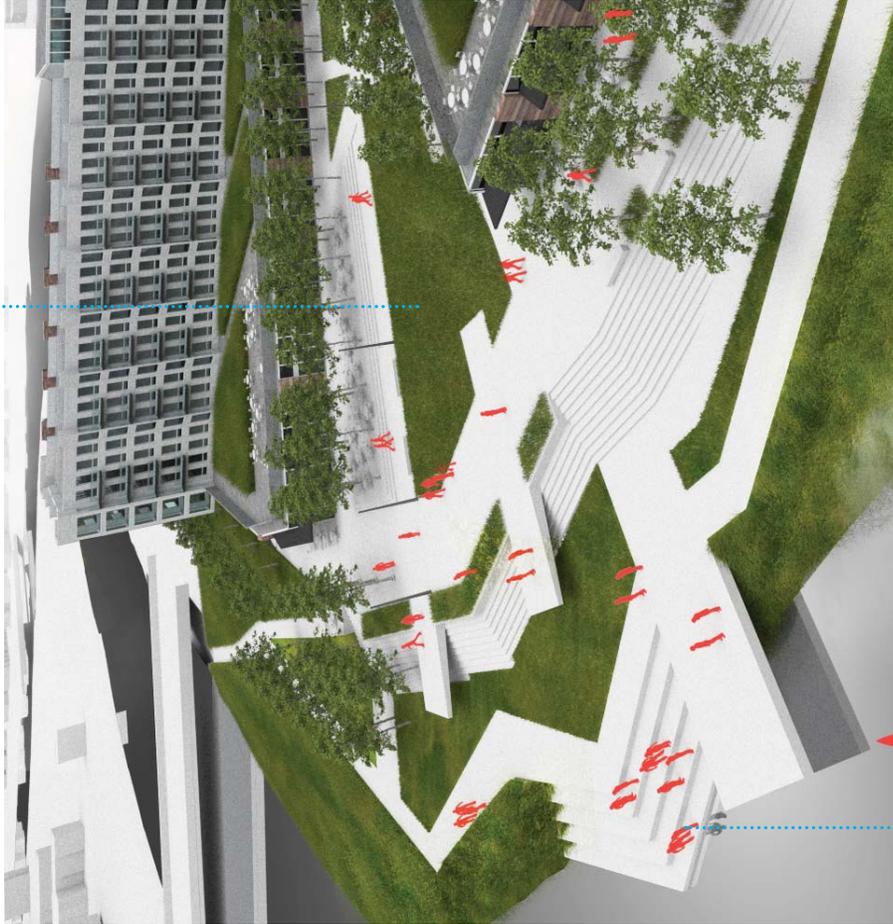
The Wedge is flanked by Ewing Street on the west, and Wells Street on its eastern edge. At its northern apex of the site, these two streets intersect and turn into Wells Street.

The Ewing Street bridge has steady traffic as a major north and south arterial road, but the bridge is wider than is necessary and it has been determined that its width and lanes can be reconfigured to slow vehicular traffic, and accommodate new signalized pedestrian crossings across Ewing Street. Parking garage access into the Wedge Development is best accommodated along the Ewing Street edge of the development.

The Wedge sits diagonally opposite of Promenade Park, across the historic Wells Street Bridge -- a pedestrian only bridge. To facilitate strong bookends to the Wells Street Bridge, the east side of the development's streetscape has been envisioned as a pedestrian-forward streetscape with limited vehicular access.

CENTRAL PUBLIC SPACE

Future development will incorporate a central public space to enhance the visual and physical connections between Wells Street and the St. Marys River



OCCUPABLE EDGE

To improve access to and from the river, the river embankment should be carefully designed and engineered to accommodate get-downs and overlooks

RIVER-FACING DEVELOPMENT

Future development should treat the river-facing side of development similar to a streetscape edge, with active ground floors and maximizing views towards the river



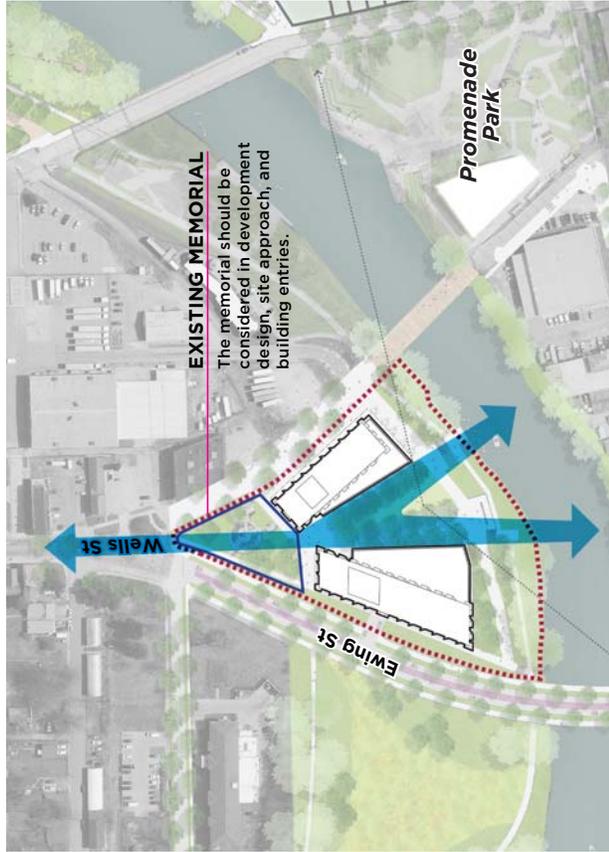
TOP OF LEVEE

New development can improve their physical and visual connections to the river by building ground floors at the same elevation as the top of levee

SITE-SPECIFIC DESIGN GUIDELINES

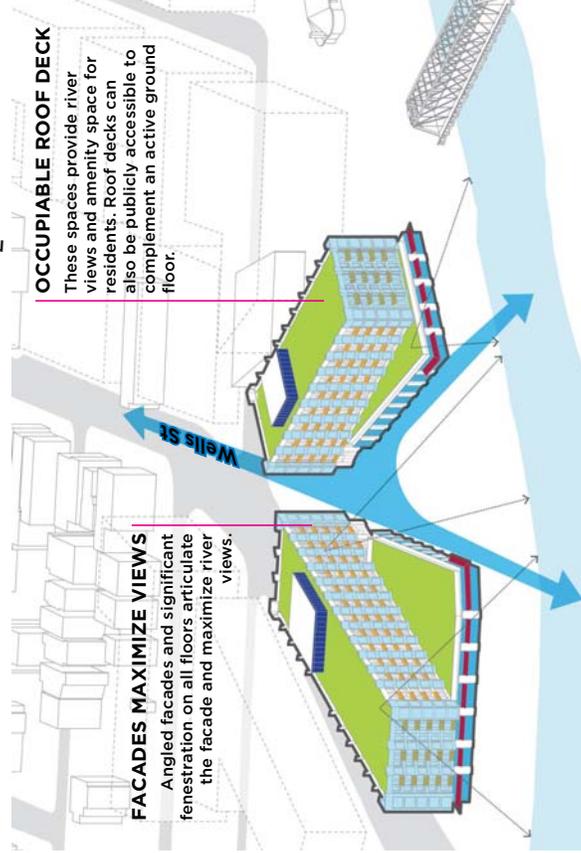
The Wells Street Wedge Site is a key city-owned location along the riverfront, fronting on Wells Street north of the River as well as Ewing Street. Visual connectivity across the river to Promenade Park site will allow a development on this site to build upon the activity generated by this new public space as well as the future Phase 2 and 3 riverfront public realm designs. Viewsheds are particularly important at this site with a strong visual presence from Wells Street to the north and the riverfront to the south. An opportunity to visually connect Wells Street to the riverfront should be explored and emphasized in the building design. The existing Fort Wayne-Allen County Police and Fire Memorial at the northern end of the site should be considered in the development design, site approach, and building entries.

With a large site consisting of approximately 4.1 acres, a substantial development can be built with the potential to significantly activate the riverfront with residents and increased pedestrian activity. Significant open space with public facing uses on the ground floor will provide opportunities to improve and enhance the riverfront experience and add an attractor to the area.



Maximize River Views

- » Provide occupiable roof deck above ground floor commercial/retail use to enhance the riverfront experience, provide river views and amenity space, and animate the building facade. These spaces can be publicly accessible in conjunction with commercial spaces or limited in use for amenities for the residential tenants on site.
- » Orient narrowest dimension of massing parallel to the river's edge in order to provide river views from the maximum number of units. This also will provide visual access from the Wells Street corridor to the landscaped riverfront areas.
- » Design facades to maximize river views. Consider angling of facade articulation and significant fenestration to increase views. Large operable windows and balconies are recommended to provide a more activated building facade.

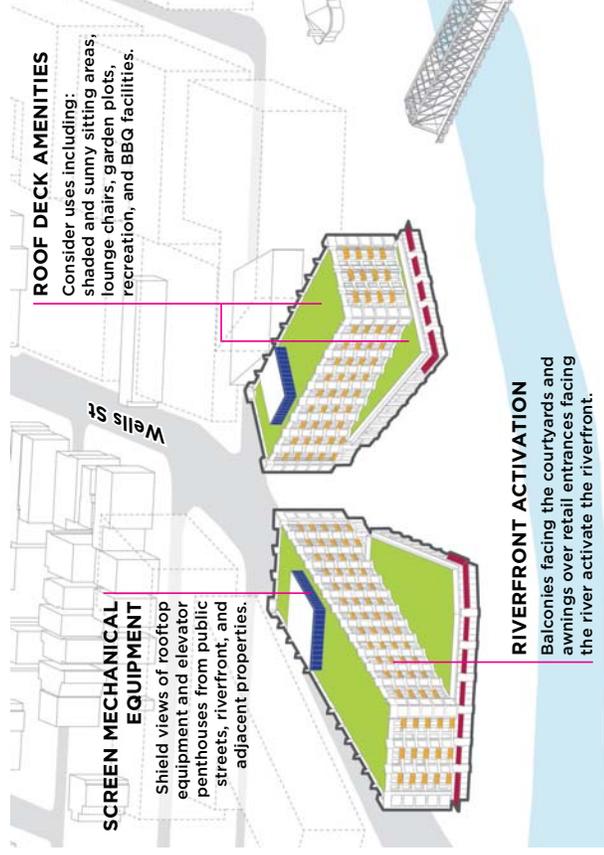
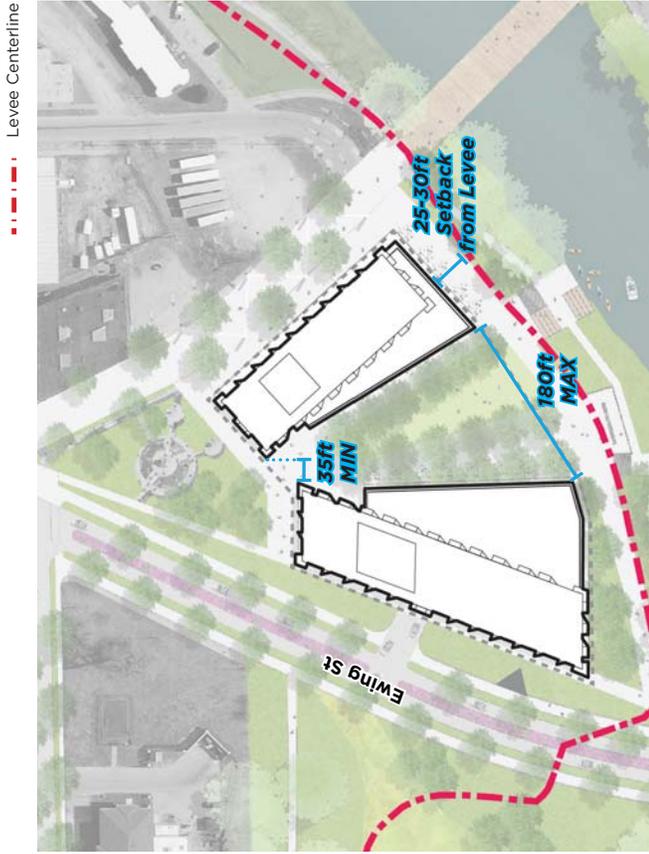


This conceptual diagram, and the others included in this section, demonstrate how key design elements can respond to this site's adjacency to the river and public realm.

Enhance and Strengthen the Riverfront Experience

- » Maintain viewsheds from Wells Street through the site to the river. Minimum width of 35' should remain and no built form should encroach upon this visual connection.
- » Maintain a consistent street wall along both Wells and Ewing Streets. Massing is encouraged to maintain a presence on the streets with open space in the center of the site.
- » Maintain an outdoor at-grade activated open space that is public facing and embracing the riverfront. Built form should not encroach upon this open space.
- Open space should be a minimum of 28,500 SF.
- Width of open space should range from 20 to 180 feet.
- Open space should connect the riverfront upland to Wells Street and be fully accessible.
- Underground parking is recommended to maintain this connection.
- » Provide a considerable sized occupiable roof deck above the ground floor retail/commercial/restaurant uses. Consider use for residential amenities spaces including: shaded and sunny sitting areas with tables and chairs, lounge chairs, garden plots, recreation, and BBQ facilities.

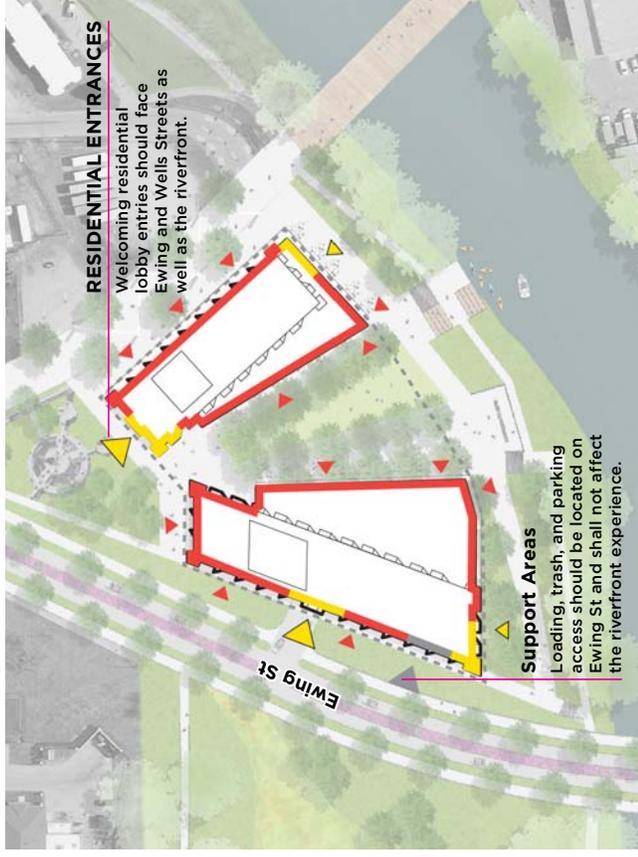
- » Built form should maintain a 25 to 30' development setback from the toe of the levee.
- » Consider large operable openings on the ground floor or roof decks for indoor/outdoor use facing the riverfront.
 - Clear visual and physical connections to outdoor amenities and seating.
 - Restaurant uses are highly recommended with direct connections to flexible and delineated areas for substantial outdoor seating during good weather.
- » Design river facing facades with primary importance to enhance the views from the riverfront public access.
 - Facades facing the courtyard-like open space should be of similar architectural expression to create a unified experience.
 - Balconies are highly recommended from residential units on these courtyard-like facades to increase activation.
- » Provide outdoor displays, merchandise carts, seating, etc. to activate the riverfront public access.



Conceal Support and Mechanical Areas (service, loading, trash, parking)

- » All service, loading and trash should be off street and concealed on all building edges.
 - Create loading bays deep enough to allow docked trucks to be fully concealed within the building and not extend to the sidewalk or street and not visually present from the riverfront.
 - Dumpsters and trash access should be located within the concealed loading bay.
- » Access to concealed support areas shall not affect the riverfront experience or primary street pedestrian experience.
- » Loading, trash, and parking access should be from Ewing Street if possible.
 - Co-locate parking entries with loading areas to limit the amount of curb cuts.
 - Width of entries should be minimized.
 - Use curb ramps to allow continuity of the sidewalk for pedestrians and to slow vehicles for safety.
- » Integrate parking and loading areas into the building architecture.

- » Parking is recommended to be below grade with internal ramping to allow for at-grade public open space.
 - Should below grade parking prove to be infeasible, any above grade parking should:
 - Be enclosed with active programmed uses, such as commercial, retail, or street-accessed residential units.
 - Consideration for fully enclosed and mechanically-ventilated parking is highly recommended.
 - Be fully screened with architectural screening on all facades where not wrapped with an active use such as retail or residential.
 - Screening should provide articulated, creative and distinctive use of materials and be incorporated into the building architecture.
 - Screening should provide an effective visual shield year-round, but may be interactive, change with time, weather or sunlight to create a distinctive presence.
 - Substantial efforts should be made to connect public spaces above parking with a direct access from the Wells Street corridor and the riverfront parks.
- » Screen mechanical rooftop mechanical equipment and elevator penthouses in a manner that is integrated with the architecture of the building and shields views from all public streets, riverfront, and adjacent properties. Design should comply with zoning regulations and 1:1 setback of mechanical equipment (height: distance from roof edge).
 - All mechanical equipment should be located on the roof, concealed and integrated into the architecture of the building.



- ▲ Potential Residential Entry Location
- ▲ Potential Commercial Entry Location
- ▲ Potential Service and Parking Entry Location
- Residential Use
- Commercial (or active frontage) Use
- Service Use
- - - Underground Parking

Activate the Ground Floor (See diagram on previous page)

- » Active ground floor uses are required on all facades, except where loading and service access occurs.
 - Primary ground floor uses should include retail, restaurant, and residential lobbies uses.
 - Encourage anchor restaurant(s) to enhance the riverfront experience with integrated design and programmatic uses of exterior public realm spaces.
 - Consider creating a retail or restaurant experience that is authentically Fort Wayne, including locally made goods, locally sourced foods, locally-owned establishments, unique experiences, or uses related to the riverfront or Fort Wayne history.
 - Welcoming pedestrian entries for residential lobbies should face Ewing and Wells Streets as well as the riverfront.
 - Secondary ground floor uses could include: active commercial office spaces, residential units with direct street access, resident amenities, and limited loading/service/parking entries.
 - Encourage minimum 15' floor to floor height on ground level to allow for significant retail/commercial ground floor use.
- Interior floor should be flush with adjacent public sidewalk and riverfront experience.
 - The site is not in the floodplain, so raised first floor or flood mitigation will not be necessary.
 - The Army Corps of Engineers has jurisdiction of the levees. Per their requirements, the levees are not to be disturbed within 15ft of the toe of slope of the levee berm.
- » Signage should enhance the pedestrian experience.
 - Establishments should provide well-designed and well-crafted signage visible from the riverfront public access areas and adjacent streets.
 - Signage design should be appropriate in scale to enhance the pedestrian environment and not overscale, large, or visually loud.
 - Creativity in signage design (including unique graphic, logo, or symbol expression) is encouraged, although signage should be fabricated from durable, high-quality materials, such as metal, glass, wood, etc.
 - Signage design should not include backlit or digital signage.
- » Canopy/awnings should be encouraged.
 - Provide canopies and awnings to designate store frontages and/or entries. Fabric, metal, and glass are encouraged.
 - Canopies and awnings should be integrated and complementary to the building architecture.
 - Consider integrated illumination of canopies/awnings

Provide architectural articulation of high design that responds to the existing context

- » All building facade compositions should consider views from the riverfront, Wells Street, Ewing Street, and key viewsheds from beyond.
 - Design facades with recesses and projections to maximize opportunities in variation and river views.
 - Vary facades while maintaining an overall cohesive aesthetic.
 - Divide long facades into vertical elements to break up massing and reduce perceived scale.
 - Vary materials and expression on facades to achieve a varied street wall (see high quality materials section below).

Encourage high quality materials and durability such as stone, masonry, metal paneling, precast concrete panels and details, and glass

- » Materials can pull from the City's industrial heritage to include brick, metal, glass, etc. and be complementary to adjacent buildings.
 - Avoid less durable materials such as vinyl or aluminum siding, molded plastic or fiberglass details and moldings, EIFS (exterior insulation finishing systems), etc.
 - Encourage durable and authentic materials, details that pull from the industrial heritage, and lighting to enhance pedestrian views on ground floor.
- » For ground floor retail or commercial uses, encourage significant glass coverage for transparency and views on the ground floor, providing views to active uses.
 - Opaque, smoked, mirrored or decorative glass discouraged or for accents only.
 - Headers of ground floor windows should be no lower than 9' above sidewalk and sills should be no higher than 2' above sidewalk.