

**REQUEST FOR PROPOSALS (RFP)
FOR DEVELOPMENT OF
FAIRMOUNT TEMPLE SITE, 23737 FAIRMOUNT BOULEVARD,
BEACHWOOD, OHIO**

Based on the RFQ submitted by your team, the City is requesting that your qualified firm/team (“Proposer”) submit a concept proposal for the development of the site. The selected developer will be required to purchase the land from the City of Beachwood, undertake the demolition of the existing building, and be responsible for the entire development process. The City will assist in working with the developer to modify zoning regulations as needed to accommodate the proposed development. Proposals must include a purchase price for the land and include the following elements:

A conceptual layout plan for site development showing the general placement of buildings on the site;

1. Conceptual building elevations indicating the Proposer’s approach to site design and the style(s) of units;
2. Preliminary unit sizes and unit mix; generally, 1,800 to 2,200 square feet;
3. Concept floor plans including descriptions of typical interior finishes;
4. Approach to land acquisition;
5. Estimated unit pricing; and
6. A tentative timeline for the entire project from design to final construction of housing units (including any phasing of unit construction).

Concept Design Criteria

Density

The City is extremely flexible with regard to project density and will adjust zoning criteria based upon the chosen development plan. The City prefers no more than four attached units in any building cluster.

Unit Ownership

The design should focus primarily on for-sale, owner-occupied housing.

Unit Sizes and Mix

A range of unit sizes is acceptable, provided the mix includes units that range from 1,800 to 2,200 square feet. Each unit should house no more than 3 bedrooms, and the garage doors should be a minimum of 18 feet to provide ample storage and space for rubbish collection carts/receptacles. Square footage and design should accommodate seniors who may be downsizing. Design considerations should include wide doorways and hallways, lever handles,

non-slip flooring, accessible bathrooms, good lighting, open and clutter-free layouts, low counters, and easy-to-reach storage.

Interior Finishes

Interior designs and finishes should reflect the high standards of the City of Beachwood.

Streets

This is expected to be a private development with private streets. The street design should be capable of appropriately handling emergency service vehicles and built to Beachwood public road standards.

Building Height/Limit on Number of Attached Units

Designs should generally limit building heights to no more than two (2) stories, with a maximum of four attached.

Land and Demolition

The land is being sold “as is.” The City is providing each Proposer with a copy of the attached Asbestos Survey report. The chosen developer will be responsible for the demolition of the existing building and for incorporating the cost of this demolition into the site development costs.

Historical Homage

The concept development plan should incorporate some design elements or materials that pay homage to the former temple building as part of an entry feature to the development from Fairmount Boulevard.

Perimeter Setbacks/Buffers

Plans should respect neighboring residential properties to the development site and include appropriate setbacks from the development site’s perimeter property lines, incorporating substantial buffering or screening.

Negotiations and Next Steps:

Upon review of the proposals, the City will select the Proposer to be the developer whose proposal best meets the City’s goals for the site. The City will then engage in further negotiations with the selected developer, which will include:

1. **Zoning Amendments:** The City will collaborate with the developer to amend the existing zoning regulations to accommodate the proposed development concept. The developer will be responsible for providing any additional information or support needed to facilitate this process.
2. **Purchase Agreement:** Once the development concept and zoning are aligned, the City will work with the developer to finalize a purchase agreement for the sale of the property. This agreement will outline the terms and conditions of the property sale, including but

not limited to the agreed-upon purchase price, the development plan and any other contingencies.

3. **Design and Development Agreement:** As a further contingency to the final purchase agreement, the City and the developer will enter into a design and development agreement that will outline the specific expectations, timelines, and responsibilities for the design, permitting, and construction phases of the project.
4. **Ongoing Collaboration:** The City and the developer shall continue to collaborate throughout the design, permitting, and construction phases to ensure that the development meets the City's goals for aging in place and provides a high-quality living environment for seniors.

NOTICE TO FIRMS/TEAMS:

Proposals should be submitted electronically. This Request for Proposals (RFP) does not constitute a contract. The cost of preparation of the Proposal and concept drawings, etc. shall be the sole obligation of the Proposer team. Additionally, once submitted to the City, all concept plans, drawings, and related materials become the property of the City of Beachwood, and the Proposer agrees to waive any claim to ownership or compensation for these materials.

Interested firms or teams are invited to submit their Proposals as described above to:

Tina Turick, City Administrator

Via email: Tina.Turick@Beachwoodohio.com

Proposals must be submitted no later than 4 PM Friday, April 18, 2025. The Proposals will be kept confidential until after that date and time. Thereafter, the Proposals will become a public record and subject to disclosure upon a public records request.

QUESTIONS:

For all inquiries or clarifications regarding the RFP, please contact Tina Turick via email or at 216-292-1902.