

Request for Proposals
Purchase and Use of 51 South Main Street
Waterbury, VT 05676
Monday December 4, 2017

The Village of Waterbury (Village) is requesting proposals for the purchase and use of 51 South Main Street, Waterbury, Vermont.

Project Description:

This project will involve the purchase, demolition and construction of new commercial space or rehabilitation/redevelopment of the existing commercial building at 51 South Main Street in the Village of Waterbury. This 0.80 acre parcel includes an historic, 3,292 square-foot, two story former municipal office building, an existing 19 space paved parking lot and a large lawn area that could be used to host a building with a larger footprint, additional parking or both. Due to the flooding caused by Tropical Storm Irene in August 2011, the integrity of a portion of the existing structure has been compromised and the building has since been uninhabited. The Village possesses a transferrable permit to demolish the building that is in force through September 16, 2018.

The building, strategically located in Waterbury's historic downtown, is serviced by the municipal water and sewer systems and is central to local restaurants, retail shops and service businesses, thus affording a premier opportunity for commercial use or a mixed use that includes housing. A portion of the property lies within the 100-year floodplain and the Special Flood Hazard Area. Development in this area is subject to Waterbury's Flood Hazard Area zoning regulations.

Waterbury will be undergoing a Main Street Reconstruction Project, led by the Vermont Agency of Transportation, beginning in the spring/summer of 2018. On-street public parking will be eliminated in active construction zones throughout the life of the project which will include at least three-construction seasons. It is imperative that public parking at 51 South Main Street site be maintained throughout the construction project, which is expected to end in 2020. Proposals must describe how many parking spaces on the property can be made available for public use for the duration of Main Street Reconstruction Project and a written agreement between the developer and the Village of Waterbury shall be executed to secure this right to parking for the Village.

About Waterbury Village:

Waterbury Village, located within the Town of Waterbury, is listed on the National Register of Historic Places as a historic district and contains an impressive collection of historically and architecturally distinctive structures. Many of Waterbury's civic and institutional resources are located here, including the municipal offices, the state office complex, the primary school, the post office, several churches, a public library and history center, the fire station, and several recreational facilities. Furthermore, the Village boasts easy access to Interstate 89-the downtown is less than one mile from Exit 10-and is home to over 1,700 residents. The Village also serves as the social and commercial hub for the Town of Waterbury and much of western Washington County. Waterbury is home to more than five thousand residents and more than two hundred businesses, including several major corporations. Local businesses and the state's major office complex, located in Waterbury's downtown, employ several thousand workers. Waterbury hosts two of Vermont's most visited state parks and is a major tourist destination for those seeking outdoor recreation, ice cream, cheese, cider, craft beer or an eclectic restaurant scene, in addition to the amenities of its historic, walkable downtown.

Documents and Reports:

The Village of Waterbury notes the availability of the following documents and reports concerning the property:

- Recorded Survey Map
- Hazardous Material Report related to the existing structure
- Report describing cleanup of heating fuel spill that took place during Tropical Storm Irene
- Report documenting the history of the building and its contribution to the Village's Historic District

Submittal Requirements:

Please provide the following in your proposal:

- Include explanation of how the plan will preserve public parking through Main Street Reconstruction.
- Generic site plan and design of resulting building; this does not need to be professionally produced.
- An estimated timeline for rehabilitation or removal/replacement of the structure
- Include an explanation of how the proposed development will comply with local Flood Hazard Area zoning regulations.
- Purchase price.

Method of Evaluation of Award:

Proposals will be evaluated by the following criteria:

- Use of property and, if possible, identification of tenants;
- Relation to economic needs identified in the Waterbury Municipal Plan and the Downtown Master Plan;
- Timeline of site rehabilitation and occupancy of the building
- Provision of public parking on the site, including number of spaces made available to the public and how it integrates with parking necessary for proposed commercial uses, if it is anticipated that the commercial uses will be in place before the completion of the Main Street Reconstruction Project.
- Narrative plan and projected use of property. Multiple commercial uses, a retail presence or even a use that includes a housing component may be considered a plus by the Village.
- Purchase Price to be paid to the Village of Waterbury.

Pre-submission building tours will be offered by appointment only. Interested parties should contact William Shepeluk, Municipal Manager to schedule a tour. He can be contacted at (802) 244-7033.

All parties interested in acquiring this property shall submit proposals and bids no later than noon on Friday January 5, 2018. One paper copy of the proposal shall be sent to:

**Carla Lawrence, Village Clerk
Village of Waterbury
28 N. Main St., Suite 1
Waterbury, VT 05676**

In addition, the proposal shall be sent electronically to the village clerk at: clawrence@waterburyvt.com

The Waterbury Village Trustees will review the proposals at a meeting to be held on Wednesday January 10, 2018. Interviews or presentations by individuals representing the interested parties may be required.

If the trustees find that a proposal meets the criteria it establishes to be in the best interest of the Village of Waterbury, believing it best supports and encourages the vitality of the downtown district, the chosen proposal will be presented to the Village voters for approval at a regular or special village meeting to be held no later than March 7, 2018.

The final sale and transfer of Village property must be approved by a majority of those voting at said meeting. The Trustees of the Village of Waterbury reserve the right to reject any or all proposals for any legal reason.