TOWN OF SMITHFIELD

"The Ham Capital of the World"

TOWN OF SMITHFIELD
REQUEST FOR PROPOSALS
April 10, 2012
USE AND SALE OF REAL PROPERTY
117 NORTH CHURCH STREET

About The Property
The Town of Smithfield is seeking proposals from individuals or companies interested in redeveloping and purchasing vacant property owned by the town at 117 North Church Street in historic downtown Smithfield, Virginia. This property once housed the Town of Smithfield Public Works Department for equipment storage and maintenance. These town functions have since relocated to town owned property on Cary Street outside of the historic district.

The property is further described as Isle of Wight County Tax Map and Parcel:

117/21A-01-085	Assessed Value – Land	$ 85,000
	Assessed Value – Improvements	$106,400
	TOTAL	$191,400

The current structure condition is fair to poor and the property will be sold as is. The site acreage is listed as .0962 acres on the county assessment sheet and .085 acres on the recent survey attachment. The property zoning is "D" (Downtown District) and it is located in Flood Zone "X". The town is in the process of researching possible recorded right of way agreement with the Virginia Department of Transportation for the front corner of the existing structure and an easement to access the rear of the property has been obtained by the town.

Desired Site Redevelopment
In 2009 Isle of Wight County Department of Economic Development funded a study aimed at continuing the revitalization of Historic Downtown Smithfield. The firm of Sanford Holshouser was selected to perform the study and they worked closely through the Isle of Wight/Smithfield/Windsor Chamber of Commerce. An important part of the process was to gain input from the public and current stake-holders downtown.

It is the goal of the Town of Smithfield to create a vibrant "experience" destination downtown for locals as well as visitors. We also wish to encourage the location of new businesses and provide support to existing businesses. Further the town desires to accommodate selected start up retailers or service providers and establish a small business incubator or multi-tenant space in downtown Smithfield.

Specifically the study, as a result of the survey input process, identified the following types of retail and restaurant uses as being desirable to attract downtown:

Retail: Bookstores, Art Galleries and Studios, Craft Shops, Specialty Food/Grocery Stores, Variety Stores, Quality/Specialty Clothing Stores, Wellness/Fitness Facility/Spa, Sweet Shops, Hardware/Boating Supplies, Expansion of Farmer's Market, Kitchen Gourmet, Wine and Cheese Shops.

Restaurant: Sandwich Shop/Delicatessen, Coffee Shops, Casual Italian, Pub/Micro Brewery, Internet Café, Casual Seafood/Raw Bar, High End Dining/Tea Room, Colonial Style Eatery, Southern Country/Smithfield Ham Dishes, Sidewalk/Outdoor Dining.

Subsequently in 2010 the Town of Smithfield issued a Request for Proposals for the redevelopment of 113 and 117 N. Church Street. Through time the town did receive proposals for both properties. The town has since sold 113 N. Church Street which is currently being redeveloped into a combination of retail spaces and residential lofts (see additionally attached graphic of the Smithfield Firehouse 1939). A contract was in the process of being negotiated for a proposed restaurant use at 117 N. Church Street however this contract was not consummated and on April 4, 2012 the Smithfield Town Council authorized that an RFP for this property be re-issued.

During the due diligence period for the previous contract under negotiation the town did have performed a Phase I and Phase II Environmental Site Assessment by Bay Environmental, Inc. Prior to the town's use of the property it had been a dry cleaners and laundry. The concern was possible soil and groundwater contamination from a former on site heating oil tank or other source. On July 27, 2011 the Virginia Department of Environmental Quality closed the case and found that no corrective action was warranted on this site.

Proposed Site Improvements

In the rear of the property the town is currently is expending resources to separate a previously combined sanitary and storm sewer facility on site. The town also has extensive streetscape improvements under construction which include the frontage of this property as shown on the further attached landscape plans and details. The town anticipates this work to be complete by the end of June, 2012. Lastly, the town has proceeded to recently install a new sewer tap and a new water tap (6" for both use and fire suppression) in the front of the property for use by the future owner.

Proposal Requirements

Proposals must include the following information:

1. Description of the proposed use of the property;
2. Summary and approximate value of building improvements to be made, including additions or demolitions – exterior and interior;
3. Conceptual sketch drawings, renderings or architectural elevations to convey proposed use and improvements;
4. Offer amount to the town for the property and any proposed purchase conditions;
5. Draft business plan for the proposed use of the property; and
6. Name, contact information, experience of and references for managing agent.

All questions regarding this RFP must be emailed to Town Manager Peter Stephenson at pstephenson@smithfieldva.gov. Access inside the building for inspection will be provided by appointment only. Each proposal shall be submitted electronically to the town at the above email address with a request of receipt confirmation. All proposals must be received by 5:00 p.m. on Friday, May 11, 2012. If additional time is needed to provide any of the above proposal requirements please submit the concept proposal to the fullest extent possible and indicate such in your proposal.

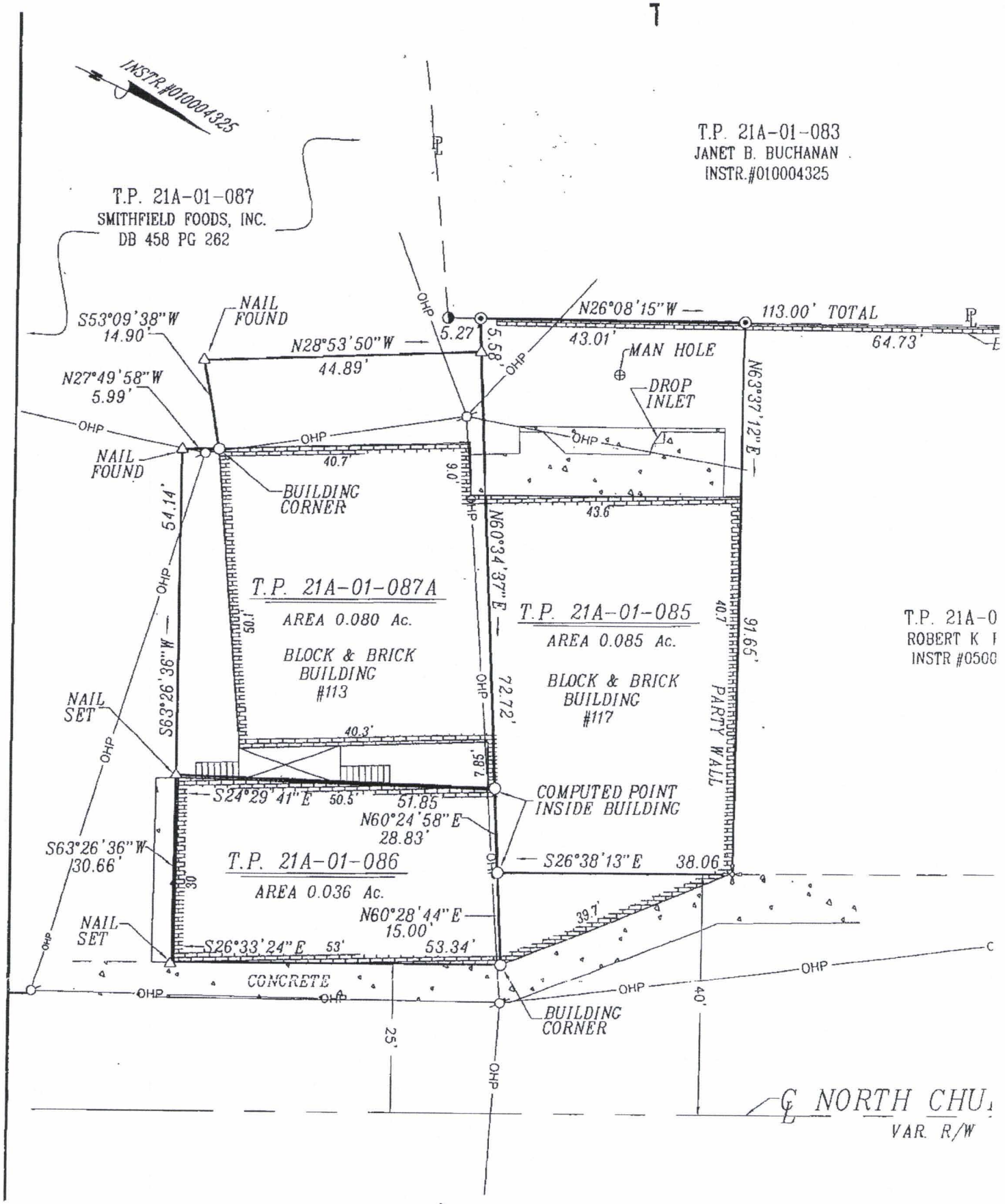
All proposals received will initially remain confidential as a Virginia Freedom of Information Act exemption under Disposition of Real Property and Matters Requiring Advise of Legal Counsel. It is anticipated that proposals received will be reviewed initially in closed session by the Smithfield Town Council Public Buildings & Welfare Committee on Tuesday, May 22, 2012.

The town reserves the right to reject any and all proposals. The Smithfield Town Council may negotiate the terms of sale with the prospective purchaser based on a ranking of proposals received. Such negotiations would be made in confidence through the Town Attorney. Prior to sale, a public hearing on the proposed use and sale of the property will be required to be held by the Smithfield Town Council.

Proposal Review Criteria

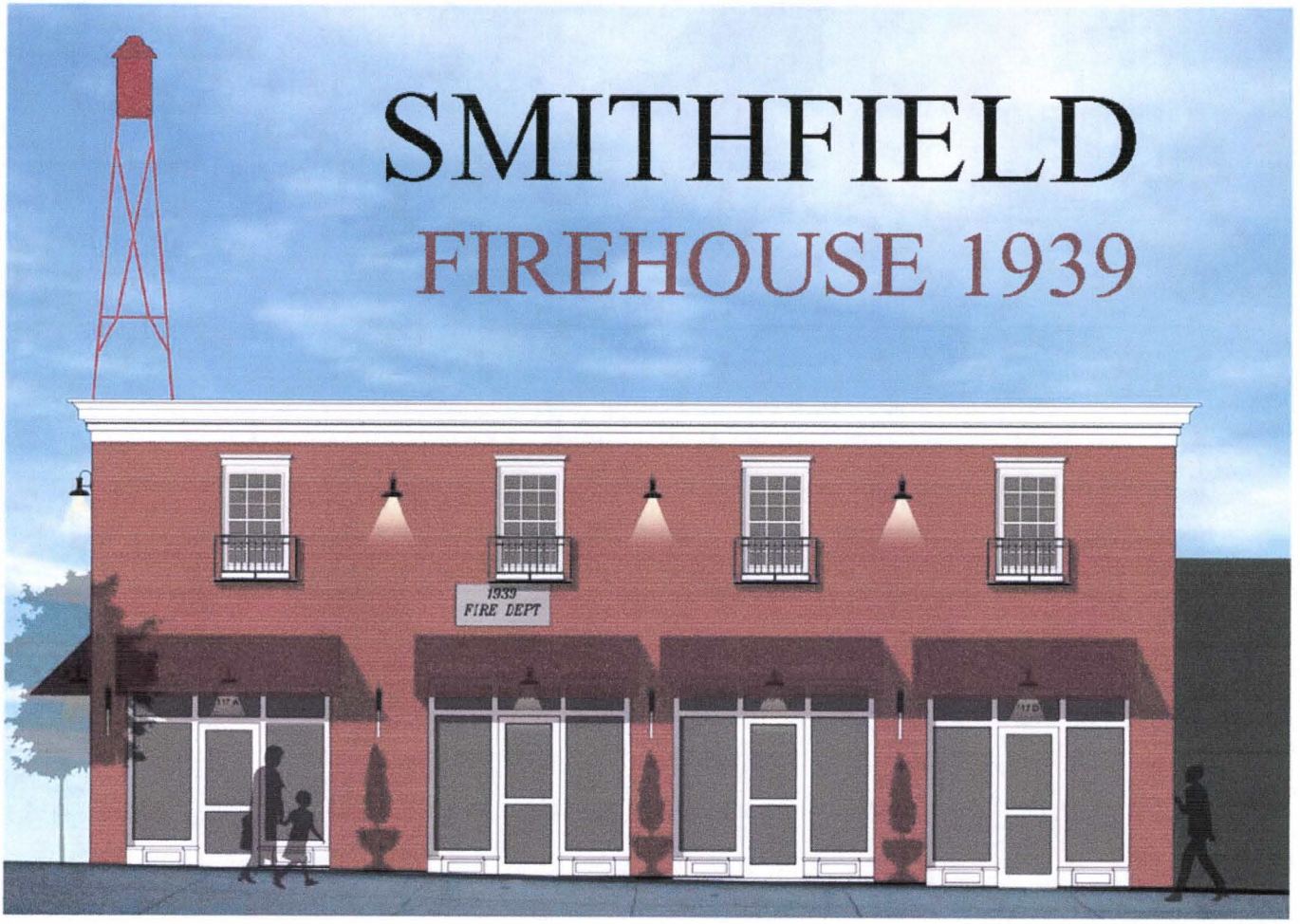
Proposal review criteria will include best adaptive redevelopment and reuse plans for the properties and how well proposed use meets the downtown revitalization goals. The overall investment and economic impact of the redevelopment and business plans may also be taken into consideration.

RFP issued by: Peter M. Stephenson, AICP, ICMA-CM
Town Manager


INSTR.#010004325
T.P. 21A-01-083
JANET B. BUCHANAN
INSTR.#010004325
T.P. 21A-01-087
SMITHFIELD FOODS, INC.
DB 458 PG 262
NAIL FOUND
S53°09'38"W
14.90'
N28°53'50"W
44.89'
5.27
5.58'
N26°08'15"W
43.01'
113.00' TOTAL
64.73'
MAN HOLE
DROP INLET
N63°37'12"E
N27°49'58"W
5.99'
OHP
NAIL FOUND
40.7
BUILDING CORNER
9.0'
43.6
54.14'
N60°34'37"E
T.P. 21A-01-087A
AREA 0.080 Ac.
BLOCK & BRICK BUILDING #113
T.P. 21A-01-085
AREA 0.085 Ac.
BLOCK & BRICK BUILDING #117
40.7'
91.65'
PARTY WALL
72.72'
T.P. 21A-0
ROBERT K
INSTR #0500
NAIL SET
S63°26'36"W
40.3'
58.7'
S24°29'41"E
50.5'
51.85
COMPUTED POINT INSIDE BUILDING
N60°24'58"E
28.83'
S63°26'36"W
30.66'
T.P. 21A-01-086
AREA 0.036 Ac.
S26°38'13"E
38.06
30
N60°28'44"E
15.00'
39.7'
NAIL SET
S26°33'24"E
53'
53.34'
CONCRETE
BUILDING CORNER
25'
40'
℄ NORTH CHU
VAR. R/W

SMITHFIELD

FIREHOUSE 1939

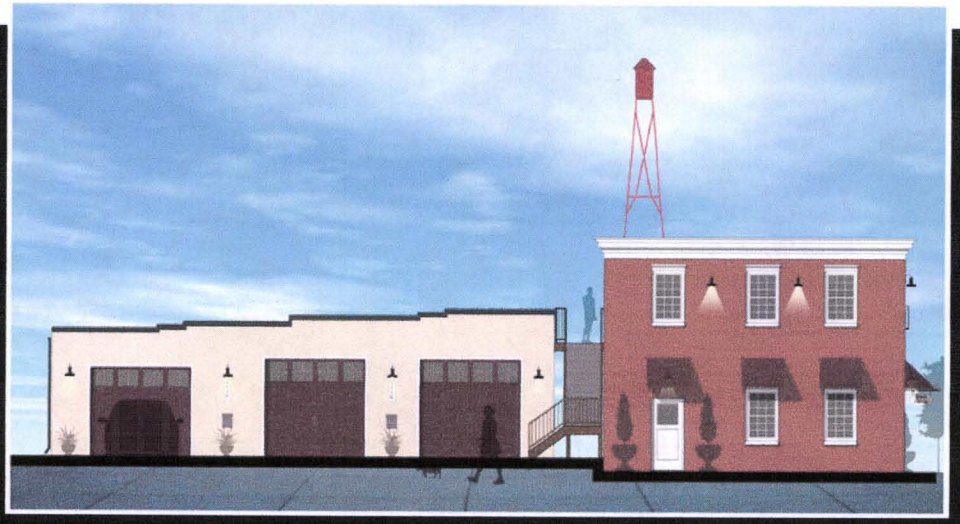


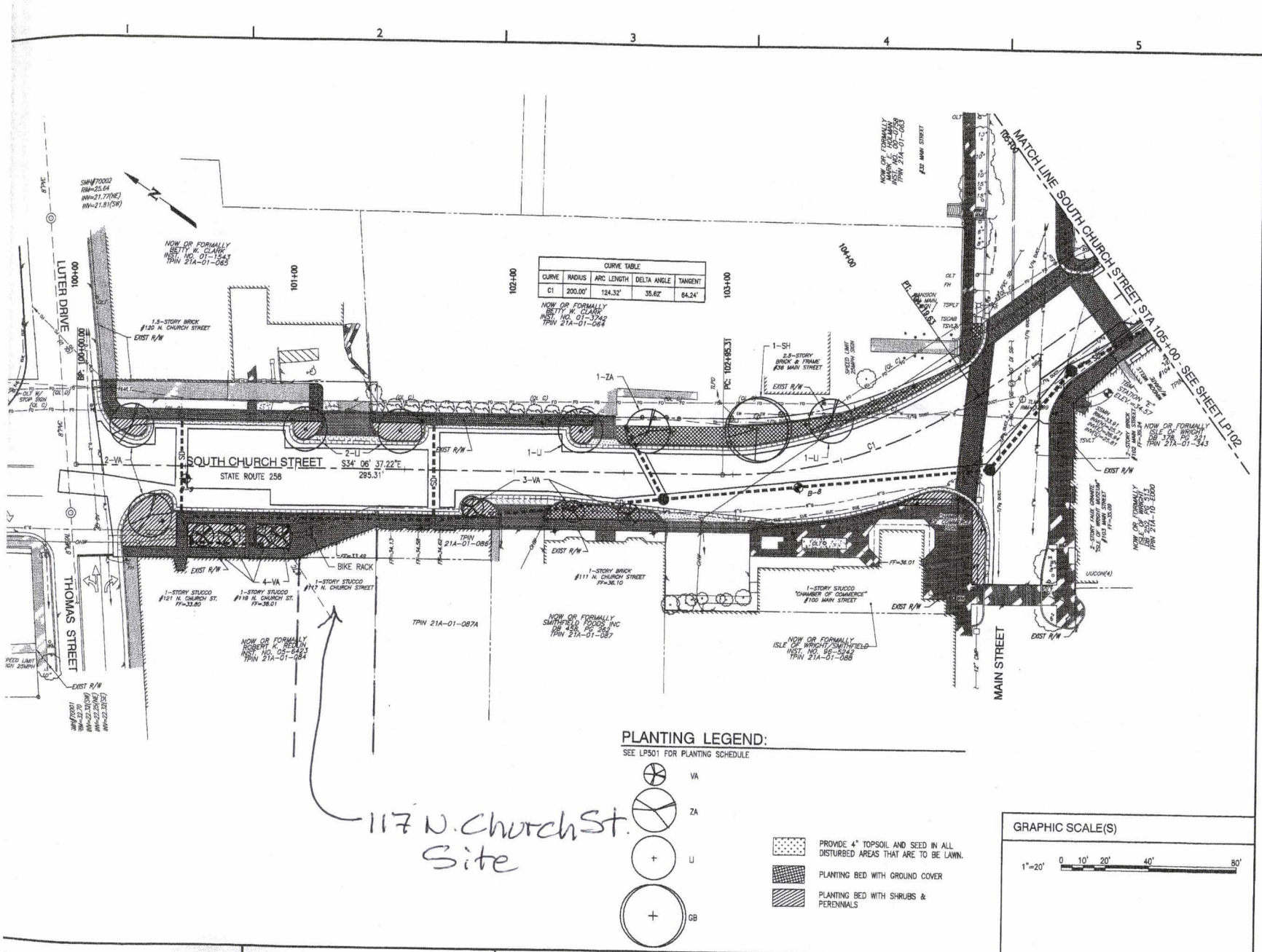
Shopping Destinations & Residential Lofts

Be original. Stand out from the crowd.

Live, work, shop in the heart of Historic Downtown Smithfield

Phone 757.357.3113 info@hallwood-usa.com TXT 757.342.2185





117 N. Church St. Site

PLANTING LEGEND:

SEE LP501 FOR PLANTING SCHEDULE

VA

ZA

LI

GB

PROVIDE 4" TOPSOIL AND SEED IN ALL DISTURBED AREAS THAT ARE TO BE LAWN.

PLANTING BED WITH GROUND COVER

PLANTING BED WITH SHRUBS & PERENNIALS

GRAPHIC SCALE(S)

1"=20' 0 10' 20' 40' 80'

CLARK•NEXSEN
Architecture & Engineering

6160 KEMPSVILLE CIRCLE
NORFOLK, VIRGINIA 23502
757-455-5800 FAX 757-455-5638
WWW.CLARKNEXSEN.COM

NOT FOR CONSTRUCTION
90% SUBMITTAL
07/15/09

SOUTH CHURCH STREET
STREETSCAPE IMPROVEMENTS - PHASE V
TOWN OF SMITHFIELD, VIRGINIA

CN NO: 3144
DATE: 07/15/09
DESIGN: JTD
DRAWN: ENB
REVIEW: JTD

REVISIONS
No. Date Description By

LANDSCAPE PLAN
STA 100+00 TO STA 105+00

LP101

SHEET 35 OF 57