



Department of
Community Investment

Memorandum

April 15, 2015

TO: Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Approval of Bid Specifications and Design Considerations
Lots 2, 3, and 4 of the Coveleski Park Minor Subdivision

Attached are the Bid Specifications and Design Considerations for the disposition of Lots 2, 3, and 4 of the Coveleski Park Minor Subdivision.

The Bid Specifications outline the uses and development requirements that will be considered for these sites, which are same for each because of their proximity to each other.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of these properties.



Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
Lot 2 of the Coveleski Park Minor Subdivision
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet.
3. Proposals for redevelopment may include projects that are permitted within the Central Business District zoning designation. All proposals must conform to the existing zoning provisions set forth for Central Business District as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.
4. Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding neighborhood, Coveleski Park Planning Area, and the Development Plan for the River West Development Area.
5. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
6. All other provisions of the River West Development Area Development Plan must be met.

Bid Specifications & Design Considerations

Sale of Redevelopment Owned Property Lot 3 of the Coveleski Park Minor Subdivision River West Development Area

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet.
3. Proposals for redevelopment may include projects that are permitted within the Central Business District zoning designation. All proposals must conform to the existing zoning provisions set forth for Central Business District as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.
4. Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding neighborhood, Coveleski Park Planning Area, and the Development Plan for the River West Development Area.
5. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
6. All other provisions of the River West Development Area Development Plan must be met.

Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
Lot 4 of the Coveleski Park Minor Subdivision
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet.
3. Proposals for redevelopment may include projects that are permitted within the Central Business District zoning designation. All proposals must conform to the existing zoning provisions set forth for Central Business District as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.
4. Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding neighborhood, Coveleski Park Planning Area, and the Development Plan for the River West Development Area.
5. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
6. All other provisions of the River West Development Area Development Plan must be met.