



Department of  
**Community Investment**

## **Memorandum**

November 10, 2016

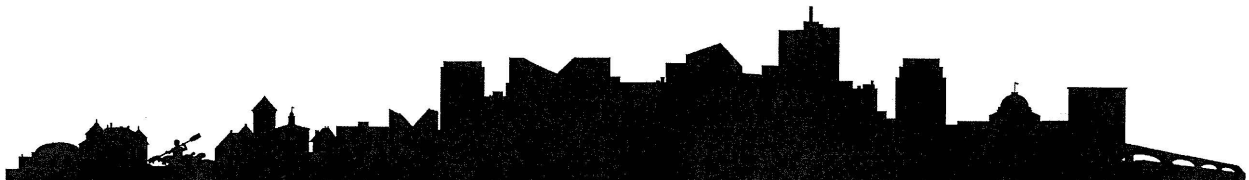
TO:            Redevelopment Commission  
FROM:         David Relos, Economic Resources  
SUBJECT:      Approval of Bid Specifications and Design Considerations  
                  Wayne Street Garage Commercial Storefront

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Attached are the Bid Specifications and Design Considerations for the disposition of the retail space located within the Wayne Street Garage located at the corner of St. Joseph and Wayne St.

The Bid Specifications outline the uses and development requirements that will be considered for this site.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of this property.



## **Bid Specifications & Design Considerations**

### **Sale of Redevelopment Owned Property Wayne St. Garage Commercial Storefront 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 (page 7).
3. Proposals for redevelopment are required to be for projects that are permitted within the Central Business District zoning designation. All proposals must conform to the existing zoning provisions 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 businesses and neighborhood; the Development Plan for the River West Development Area, and the redevelopment efforts of the Central Business District.
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.