

# City of South Bend

## *Department of Community Investment*

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Former Northside Blvd. YMCA Request for Proposals

# PURPOSE & OVERVIEW

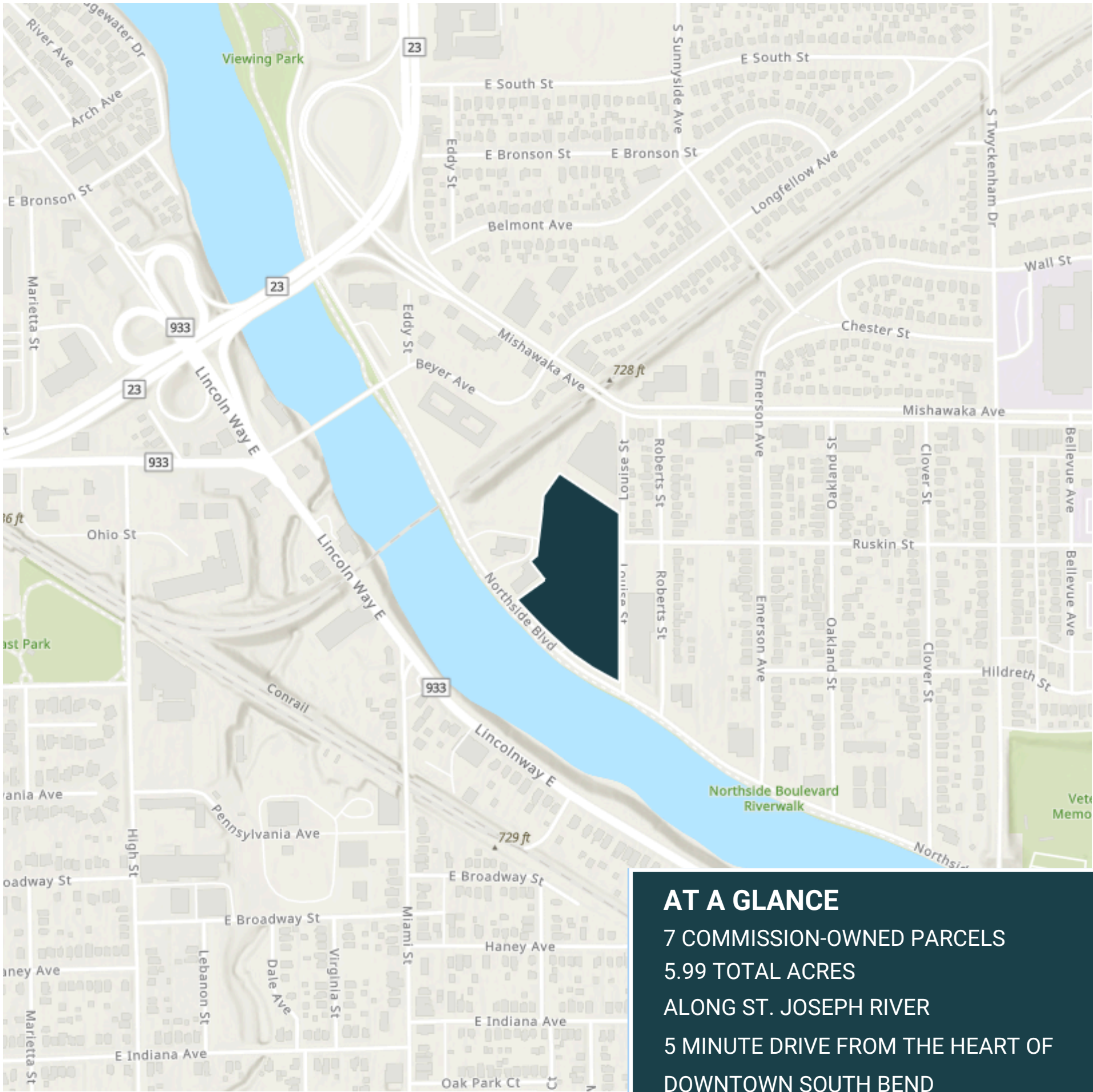
The South Bend Redevelopment Commission (the “Commission”) is soliciting proposals for the former YMCA property located along Northside Blvd. and Louise St. The 5.99 acre site is comprised of 7 Commission-owned parcels.

The Commission is primarily interested in middle - density housing: small-scale apartment buildings and townhouses. Situated along the St. Joseph River and minutes away from downtown, the site is ripe for redevelopment and investment.

This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request. Proposals will be due on September 10<sup>th</sup>. Questions can be sent to Erin Michaels at [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov).

## PROJECT REQUIREMENTS

- Utilize architectural character that is reflective of the existing, traditional neighborhood character;
- Feature a variety of housing price points;
- Properly address St. Joseph River; and
- Utilize flood plain for storm water and/or open space opportunities.



**AT A GLANCE**  
7 COMMISSION-OWNED PARCELS  
5.99 TOTAL ACRES  
ALONG ST. JOSEPH RIVER  
5 MINUTE DRIVE FROM THE HEART OF  
DOWNTOWN SOUTH BEND



# SUBMISSION REQUIREMENTS

All proposals must be submitted using the legal name of the organization with whom a contract would be executed and must be signed by an authorized representative. An electronic copy of the submittal, in a single PDF document, shall be submitted to [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov) with subject line of “Proposal: Former Northside Blvd. YMCA Redevelopment” and include each of the following:

## COVER LETTER

Provide a brief cover letter including an overview of the Applicant’s organization, the proposed development, and proposed purchase price.

## ORGANIZATIONAL INFORMATION

Detail the qualifications, skills, background, and relevant experience of the organization. Nonprofit applicants must provide a copy of its tax-exempt nonprofit status under Section 501(c)(3) of the Internal Revenue Code.

## CONCEPTUAL SITE PLAN

Provide a conceptual site plan that illustrates the layout and design of the proposed project.

## NARRATIVE DESCRIPTION

- A description of how the proposed project meets the evaluation criteria.
- The purchase price for the Commission-owned parcels identified in this RFP.
- A description of proposed building type(s). This must include the number of units, approximate unit size and number of bedrooms / baths per unit, and planned price point (market rate vs. subsidized).
- Details about the project post-construction, such as proposed occupancy (i.e., rental, for-sale), overview of marketing plan for selling or renting unit(s), and overview of property maintenance and management plan (if maintaining ownership).

## BUDGET

Provide a clear understanding of the overall project budget, funding source(s), and basic project pro forma, including the developer fee.

## TIMELINE

Provide a start-to-finish timeline for the implementation of the project, including timeframes for completion of major milestones.

## EVIDENCE OF FINANCIAL RESPONSIBILITY

Must demonstrate ability to execute proposed project (see form: Statement of Qualification and Financial Responsibility included in this document).

## AFFIDAVIT OF NON-COLLUSION

Applicant shall complete the Affidavit of Non-Collusion on the form provided. The Affidavit is affirmation that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm, or corporation regarding any submittal to the Commission.

The Commission shall not be responsible for errors and/or omissions on the part of the Applicant, and the Commission will not be responsible for making interpretations or deleting or correcting errors in calculations. The Commission expressly reserves the right to accept or reject any or all proposals, and to waive any informalities, irregularities, or technical defects if such are deemed, in the Commission’s sole opinion, to be immaterial.

## ADJOINING PROPERTY COOPERATION

Favorable credit will be given to proposals that have agreements with adjoining property owners for redevelopment and/or access.





# EVALUATION CRITERIA

## RFP REQUIREMENTS

Proposal is complete and meets or exceeds the requirements of this request for proposals.

## CONSISTENCY WITH CITY PLANS AND STUDIES

Proposal is consistent with the goals of River East Development Area Plan.

## DESIGN

The size and character of the proposed development fits the general design principles for the site. Specifically, the design, site layout, number of units, materials, and similar considerations will be evaluated.

## EXPERIENCE

Applicant has sufficient experience and a successful track record of projects of similar type, size, and complexity.

## FINANCIAL RESPONSIBILITY

The Applicant demonstrates the ability to finance and complete the Proposal in the timeframes stated.

## SUSTAINABILITY

The degree to which sustainability features are incorporated beyond building code requirements.

## PURCHASE PRICE

Proposed purchase price for the Commission-owned parcels.

## PROJECT SCOPE

A competitive project, for example, may consist of medium-density housing such as small-scale apartment buildings and townhouses.

Additional consideration will be given to proposals that coordinate or integrate development on this parcel with neighboring properties.

Any other factors which will assure the Commission that the proposal will best serve the interest of the community, both from the standpoint of human and economic welfare and public funds expended.



# PROCESS FOR EVALUATION

The staff of the South Bend Redevelopment Commission will review all submittals to determine whether they are complete and responsive to this RFP. Only submittals that are complete, responsive, and meet all requirements of this RFP will be evaluated. Complete and responsive submittals from qualified applicants will be reviewed in detail as they are submitted. If warranted, the Commission reserves the right to request clarification or additional information from individual applicants. If a proposal is accepted, the proposal will be publicly recommended at a meeting of the South Bend Redevelopment Commission.

# RESOURCES

- [South Bend Zoning Ordinance](#)
- [TIF Districts](#)
- [River East Development Plan](#)



# FORMER NORTHSIDE BLVD. YMCA RFP TIMELINE

## RFP RELEASED

June 26<sup>th</sup> 2025

## PROPOSALS DUE

September 10<sup>th</sup>, 2025 at 12PM

## REDEVELOPMENT COMMISSION

## PROPOSAL OPENING

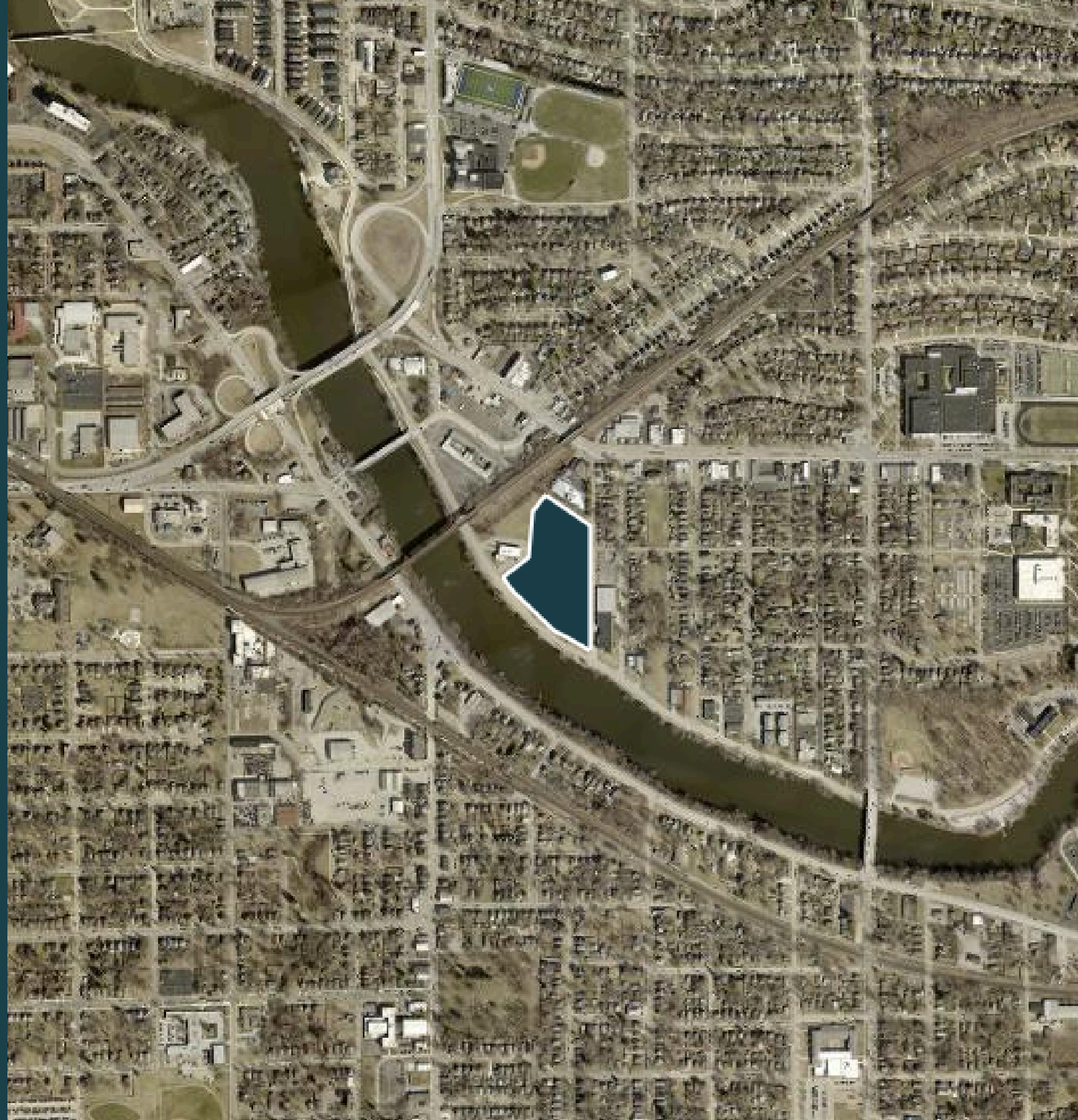
September 11<sup>th</sup>, 2025

## INTERVIEWS/FOLLOW UP

September 12<sup>th</sup> — October 31<sup>st</sup>, 2025

## STAFF RECOMMENDATION TO REDEVELOPMENT COMMISSION

November 13<sup>th</sup>, 2025

















# EXAMPLE YMCA SITE PLAN

- Red outline indicates the City-owned parcels included in this RFP
- Townhomes are shown in yellow
- Multifamily apartments and flats shown in orange

