

# THE CREATION OF QUIMBY VILLAGE

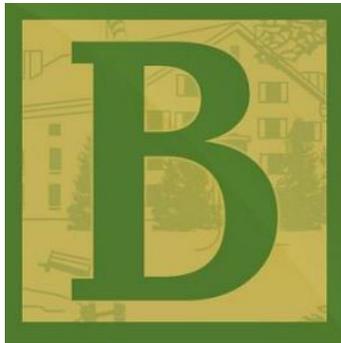
## REQUEST FOR PROPOSALS TO DEVELOPERS

ISSUED BY: Borough of Bernardsville Council

ISSUE DATE: December 21, 2018

DUE DATE: April 1, 2019





# Acknowledgments

## Bernardsville Residents + Businesses

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# Purpose

The Borough of Bernardsville seeks visionary and qualified developers to transform a block in the heart of their downtown. The Borough's issuance of this Request for Proposals (RFP) is the continuation of a number of initiatives that relate to the redevelopment of Bernardsville's downtown. These include:

- *Downtown Revitalization Committee:* A small group of citizens was appointed by the Borough Mayor to create the Borough's Downtown Revitalization Committee (the Committee). As part of its ongoing work and public outreach, the Committee identified redevelopment of Quimby Lane as a core component of their overall strategy. This area was identified based on its central location, the lack of extensive improvements, and the presence of a considerable publicly-owned parcel that is ripe for redevelopment.
- *Recent Zoning Amendments:* As part of the Borough's larger affordable housing compliance strategy, the zoning along Quimby Lane was amended to increase overall building heights and residential density. The Borough now seeks to refine the zoning amendment to insure a redevelopment of Quimby Lane that creates a vibrant restaurant and retail space, exemplary design and signage, weekend and day time family activities and increased tax revenues. Respondents to the RFP will be invited to comment upon changes to the current zoning as part of their submission.
- *Comprehensive Master Plan:* The Borough of Bernardsville adopted its master plan on September 28, 2000, amended the plan four (4) times, and re-examined it in 2006 and 2017. The latest 2017 re-examination reviewed several major planning and zoning issues characteristic to B-1 business zone in the downtown. Such issues and goals, described below, will be advanced by the redevelopment of Quimby Lane as contemplated by this RFP.
- *Resident and Businesses:* In the first months of 2018, the Committee issued a survey to residents and businesses requesting input on the state of the Bernardsville downtown and suggestions for improvement. More than 1100 families participated in the survey generating more than 4500 comments. The survey was followed by a town meeting to review the results and brainstorm ideas for improvement. Importantly, many survey respondents raised the issue of redeveloping Quimby Lane. The survey results are provided in more detail below.

Building from the momentum of these activities, the Borough seeks development proposals for the public and private properties that comprise Quimby Lane to create a totally new and reimagined Quimby Village. The process described in this RFP envisions that one or more developers will utilize the materials included herein to create their own concepts for the redevelopment of all or part of Quimby Lane.

The RFP defines the concepts to be incorporated by respondents in their submissions. Respondents are encouraged to create their own designs consistent with these concepts

in order to best address the needs of Bernardsville. In addition, each respondent should perform its own due diligence and verifications. While the Borough hopes to receive responses to this RFP sufficient to proceed with one or more developers, the Borough reserves the right to withdraw this RFP at any time without obligation.

This document was produced by the Committee and authorized by the Borough Council. The following pages contain, among other things, a description of the overall vision for a reinvented Quimby Village; detailed property information; conceptual design studies; and the Borough's process and submission structure.

## Mine Brook Creek



# Project Snapshot

<b>Site Location:</b>	<p>Block 70, Part of Lots 1 and 2, 3-5; Block 71, Lots 4, 5, 5.01 and 7-13</p> <p>Generally bounded by Mine Brook Road (US-202); Olcott Square; Mill Street; and Claremont Road.</p>
<b>Site Area:</b>	<p>Total developable area is approximately 4.3 acres (0.23 acres publicly owned by the Borough).</p>
<b>Current Zoning:</b>	<p>All parcels are in the B-1 (Business) district with some of the parcels being subject to AHO-3 affordable housing overlay zone. Detailed zoning information is available at <a href="http://clerkshq.com/default.ashx?clientsite=Bernardsville-nj">http://clerkshq.com/default.ashx?clientsite=Bernardsville-nj</a> (Article 12).</p>
<b>Parking Requirements:</b>	<p>Existing publicly-available parking (i.e. Post Office Parking Lot) shall be replaced on a 1:1 basis, although can be utilized to satisfy parking demand for new retail square footage. Detailed parking requirements are available at <a href="http://clerkshq.com/default.ashx?clientsite=Bernardsville-nj">http://clerkshq.com/default.ashx?clientsite=Bernardsville-nj</a> (Article 9-10.6).</p>
<b>Development Type:</b>	<p>The Borough will entertain mixed-use, multi-family, and hospitality proposals. New construction is anticipated to include structured parking and ground floor restaurant/retail space. Respondents may propose additional, similar uses that would advance the vision described herein.</p>
<b>Public Spaces:</b>	<p>Development concepts contained herein anticipate creation of: a small neighborhood park, reconstruction of Quimby Lane as a shared street or pedestrian plaza, a riverwalk along the banks of the Mine Brook, and a network of intra-block plazas and alleyways.</p>
<b>Mine Brook:</b>	<p>The Mine Brook runs through the western portion of the site, between Quimby Lane and Claremont Road. Because of the presence of the Mine Brook, a significant portion is located in FEMA's flood zone. Respondents should consider the impact of the Mine Brook on their proposals, both as an asset to be improved and leveraged for recreational activities, and a liability that creates permitting and practical flooding concerns that need be addressed and acknowledged in submissions.</p>
<b>Residential Affordability:</b>	<p>The Borough is committed to equitable development. To that end, the development shall incorporate an affordable housing set-aside of 12 units. The Borough settled its declaratory judgment action with the Fair Share Housing Center and the terms of that settlement were memorialized in an agreement dated November 22, 2017. Subsequently, the</p>

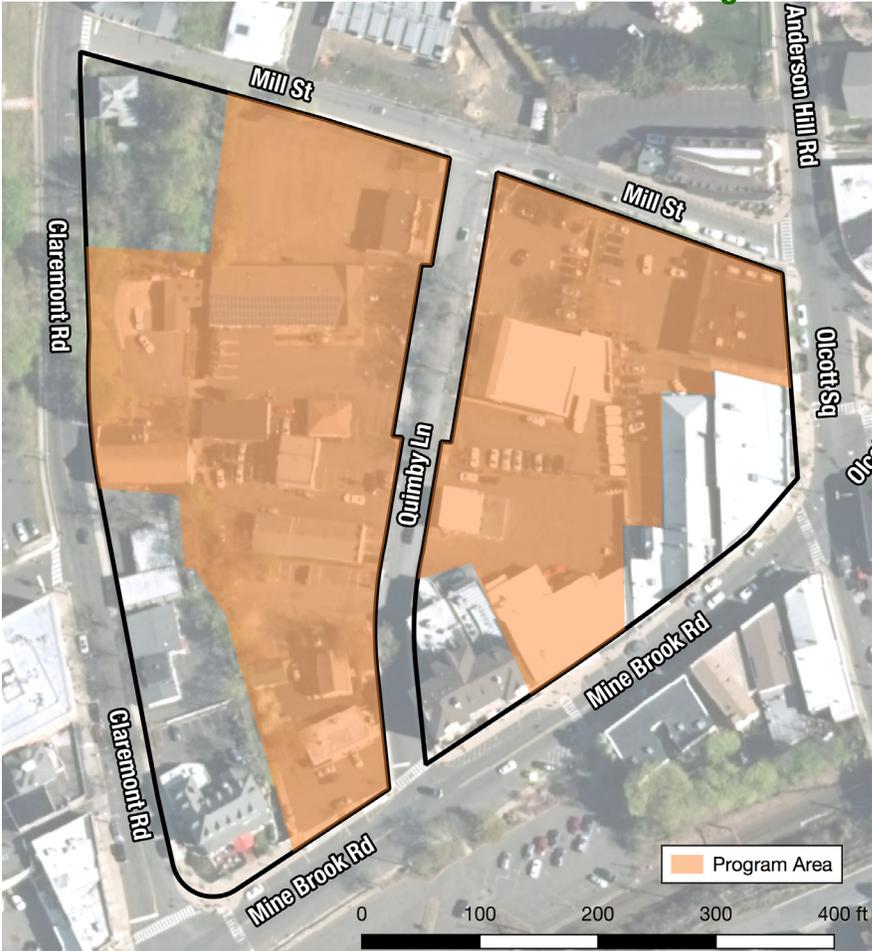
Borough adopted Ordinance No. 18-1772 to implement the terms of the Borough's settlement agreement and the zoning contemplated. Parcels subject to this solicitation have been rezoned as Affordable Housing District AHO-3.

**Entitlements:** Any new development will require site plan approval through the Bernardsville Planning Board, pursuant to the New Jersey Municipal Land Use Law.

**Third Party Permits:** Developers are responsible for identifying and securing all permits and approvals from applicable county or state entities at their own cost.

**Property Owners:** While all existing property owners are aware of the RFP process and are willing to be contacted by prospective developers, none have consented to any particular redevelopment proposal. Prospective respondents are expected to contact and negotiate directly with property owners as part of the development process. Property information is set forth in Appendix B.

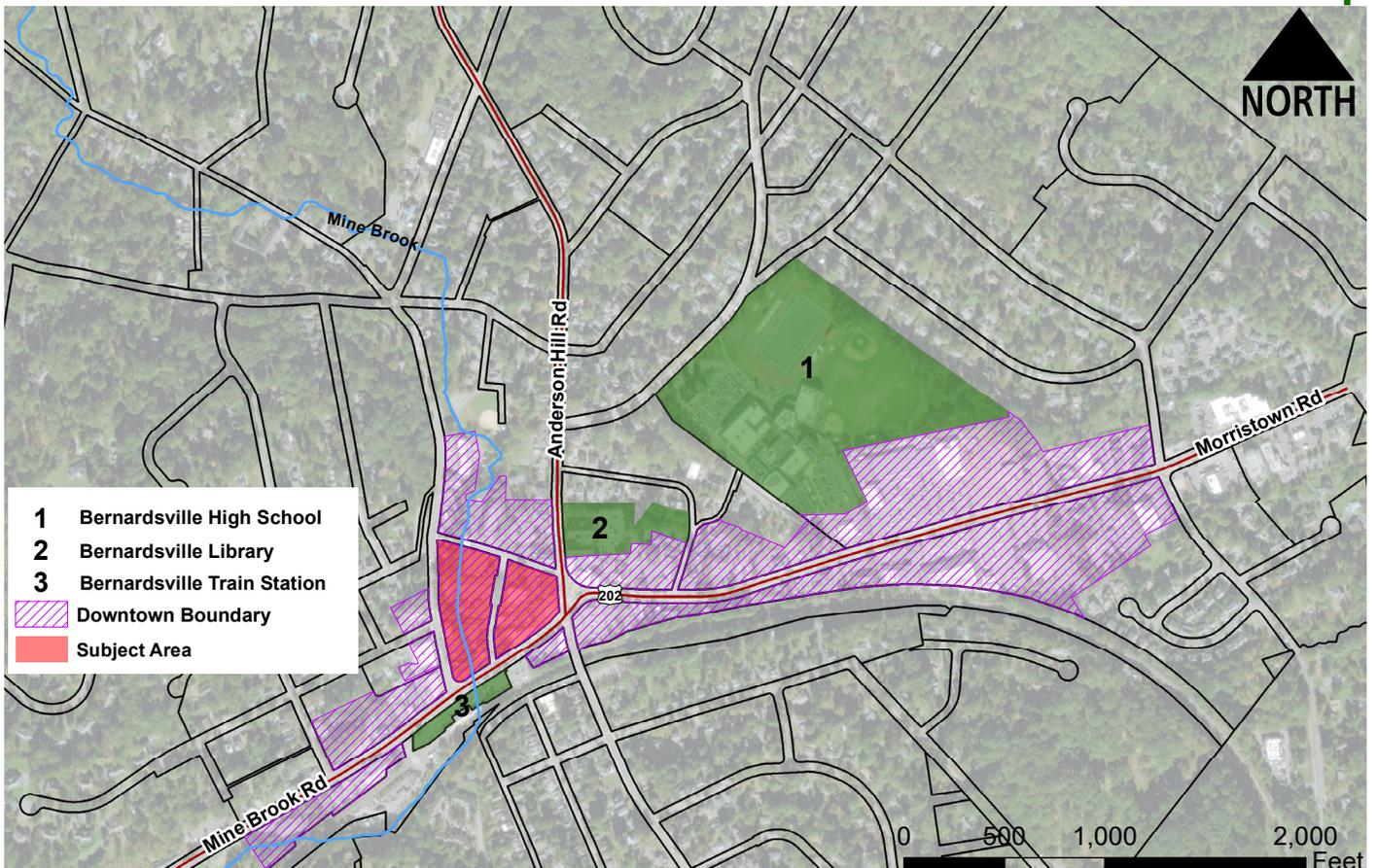
**Program Area**



# Existing Conditions

Quimby Lane is located in the heart of downtown Bernardsville. The Borough of Bernardsville has a population of roughly 7,700 people and a median household income of \$136,653. The site is in close proximity to the Bernardsville High School, the Bernardsville Library, and the Bernardsville train station.

## Context Map



## Existing Land Use and Ownership

The total area is comprised of 14 parcels with a land area of approximately 4.0 acres. The existing structures are low-rise buildings ranging from one to two stories tall. Land uses in the area include: retail, office, restaurant, surface parking, hotel, post office, car wash, and an auto repair shop. Ownership is highly diverse, and spread across numerous entities. A portion of Quimby Lane is occupied by the post office which will need to be relocated, either temporarily or permanently, in connection with proposals submitted.

**Physical/Environmental Conditions**

One environmental characteristic to be considered is site topography. Elevation varies widely throughout the site from roughly 374' at the lowest point to 399' at the highest point. Generally, higher elevation points are in the northern part of the site, and lower elevation points are in the southern part of the site.

A second environmental condition developers should consider is the presence of the Mine Brook. The Mine Brook runs through Block 71 from Mill Street to Mine Brook Road. Because of the presence of the Mine Brook, a significant portion of the site is located in a flood zone.

**Flood Zone**





# Revitalization Strategy

## Background

Bernardsville is hungry for change. The Borough's downtown is rich in historical significance, beautiful architecture and a classic "main street" character that is the envy of many neighboring communities. The community has excellent schools and is widely considered one of the best places to raise a family in New Jersey.

However, recent shifts in consumer behavior (pivoting toward online shopping) have taken a toll on the local retailers that comprise downtown Bernardsville, which now contains a growing number of empty storefronts. The Committee, and ultimately this document, was created to reverse this trend and begin to restore the energy and street life of downtown.

This effort is not occurring arbitrarily. Instead, the vision described herein has its roots in resident participation and government support, acknowledged both in planning documents and surveys of public opinion.

The Borough's 2017 re-examination of the Master Plan clearly addressed the community's desire for downtown redevelopment in accordance with the vision set forth in this document. The re-examination included the following goals for the Borough:

- To promote the downtown as the commercial and civic center of Bernardsville
- To enhance the physical characteristics of the downtown through sign, façade, architecture, and streetscape improvements
- To create a pedestrian-friendly atmosphere in the downtown
- Providing open space and recreation areas
- Enhancement of the downtown facades and architecture
- Studying the Mill Street/Quimby Lane area with the aim of improving the streetscape, connecting parking areas, and introducing new land uses

These goals were further reinforced by a survey conducted by the Committee in January and February 2018. During this time, the committee received input from 1102 households (over 50% of the Borough) about a new initiative to revitalize the downtown. The survey findings reinforced the goals of the master plan. Among the more notable findings of the survey were:

- 98% of respondents think revitalization of downtown is at least somewhat important (82% think it is extremely or very important)
- 59% support adding more downtown parking
- 94% support expanded additional outdoor activities
- 79% support regulating the aesthetics of storefront facades, signage, lighting, and landscape
- 94% said aesthetic appeal is a large or vital concern.

## Vision

Using the lessons of the master plan and the 2018 survey, the Committee has conceived of a development vision that will create a new European-style village. This vision proposes development

that does not merely build new apartment buildings or restaurants. Instead, new development will seamlessly integrate into the existing downtown fabric and architecture, while creating unique and programmable public spaces, purpose built to draw interest and support nearby retailers. This development will mean increased property values throughout the municipality, enhancing municipal revenues and contributing to the community's overall fiscal wealth.

Key elements to be incorporated by respondents in their proposals are:

- Residential rental units or condominiums with a quality level of finishes and size consistent with the high standard of homes in Bernardsville and with a view towards capturing empty nesters and millennials
- 12 units of affordable housing in accordance with the zoning overlay
- Creation of new restaurants, wine bars, and food related services sufficient to create a night life as well as “experiential retail”
- A public park that takes into account and enhances the amenity of the Mine Brook
- Public plazas or piazzas that create gathering places for residents and visitors for day and night time activities and become a hub for Borough families and students as well as serve to create a walkable community feel
- Year round management and programming of public spaces
- Consistency in architecture, signage and landscaping features that support a European village low key environment, and coordinate well with the surrounding context
- A pedestrian connection from Claremont Road to Olcott Square, and to the regional rail and bus service nearby.
- Accomodating private direct bus service to midtown Manhattan during the rush hour (thereby reducing the commuting time by half).
- Sufficient parking for the new residents and for visitors to the restaurants and retail

This vision for Quimby Village is not a conclusion, it is a beginning - and the first piece of a larger revitalization strategy that the Borough is committed to implementing. Ultimately, this new village will become part of Bernardsville’s identity and reinforce the unique downtown district as the crown-jewel of the community.



Quimby Lane Street Sign

## Conceptual Design

The concept design included is intended to provide respondents with a starting point upon which feasibility can be assessed. The concept design aims to share a clear and specific vision for Quimby Village that, while aspirational, exemplifies the level of design quality and inventiveness that should characterize responses. All respondents are invited to propose their own design and should undertake their own due diligence.

Key elements in this concept design are:

- **Circulation:** The concept design includes both fundamental changes to the circulation network as well as “tactical” improvements, as follows:
  - The redesign of Quimby Lane is the most transformative aspect of the conceptual design. Currently, Quimby Lane follows the natural grade that rises nearly 15 feet from the Mine Brook Road to Mill Street. In order to accommodate a significant amount of parking and to create a flat, comfortable public space in the Quimby Lane right-of-way, the conceptual design “splits” Quimby Lane just beyond the service driveway of Bernards Inn. Within the “upper” portion of Quimby Lane right-of-way, a shared parking garage would be constructed, extending below both the Post Office properties and those across Quimby Lane. This elevated “upper” portion will be a pedestrian-only street that provides for passive recreation, the opportunity for outdoor café seating that supports adjacent restaurants, and a venue for certain special events (i.e. sidewalk sales, etc.). The portion of the street closest to Mine Brook Road would remain essentially flat and would provide access into the parking facility.
  - The design concept also transforms existing, underutilized spaces. Primarily located between the structures fronting along Quimby Lane and Olcott Square, the plan depicts a series of pedestrian pathways that lead to an intimate plaza area.
- **Parking:** As indicated in the development program tabulations, a considerable amount of parking is provided below each of the buildings. The largest of the parking facilities (located below the Quimby Lane right-of-way) would serve both the newly constructed buildings and the general public as well as providing the opportunity to consolidate parking, loading and service access into a central facility that is out-of-sight, thereby maximizing the pedestrian access and usability of the entire area. It should be noted that surface parking is minimized, as should be the case in respondent proposals. Almost all 300 of the spaces are hidden from the streetscape by using the site’s topography as an advantage. Hiding the units allows the area to retain its village feel.
- **Public Spaces:** As indicated, significant changes are envisioned for the formal and informal circulation patterns within the area. Those changes to circulation patterns not only impact the way people and vehicles move about the site, but also create opportunity for new public spaces:
  - **Pedestrian Mews and Piazza:** This area contains small, intimate spaces that not only provide the opportunity for informal passage between Olcott Square and Quimby Lane, but also serve as an additional location for potential outdoor dining or events in the larger plaza areas. It is envisioned that retail shops and restaurants would eventually be designed as “dual frontage”

buildings with access from both their primary storefront and an informal entrance from the laneway network.

- **Village Park:** Village Park will be a passive recreational space that creates a transitional space between the active pedestrian feel of Quimby Lane and the quieter, more contemplative area around the Mine Brook. At a slightly lower elevation than the Mine Brook, Village Park will be accessed from Quimby Lane via a small staircase, and bounded by double height retail to the north.
- **River Walk:** The River Walk will leverage the presence of the existing Mine Brook by creating a pedestrian pathway along the waterway. Existing river crossings to Claremont Road will be maintained, and allow for access from Claremont to the heart of Quimby Village.
- **Buildings & Development Program**
  - **Ground Level Retail:** Key to establishing the lively nature envisioned for Quimby Village is the creation of an active network of ground floor retail storefronts. Retail storefronts will be located both on the main Quimby Lane right of way, and in pedestrian areas. Desirable retail uses will complement existing retail in downtown, while also creating a unique character inside Quimby Village to service local needs and attract shoppers from the region. Emphasized uses will include restaurants, food services, and experiential retail.
  - **New Housing:** Incorporated within the development program are 68 residential units incorporating multiple building typologies. These units will be incorporated into attached townhouses and multilevel mixed-use multifamily buildings. The proposed development also satisfies the Borough's affordable housing requirement. Additional units are permissible provided other programmatic elements are addressed. Housing may also include serviced apartments, fully furnished units with hotel-like amenities.
  - **Diversity of Building Types:** A range of building types are proposed within Quimby Village. Using different building types united by a common architectural approach will encourage exploration of the Village and provide a range of experiences. As further described below under Concept Images, it is intended that the architecture in Quimby Village is consistent with the context of the Borough's best architectural styles.
  - **Building Footprints:** Building layout and building footprints have been specifically designed to accommodate project phasing. Designing with phasing in mind will allow development to occur in stages if necessitated by the availability of properties or changes in market conditions.

### **Additional Concept Designs**

Additional concept designs developed by landscape architecture graduate students at the University of Pennsylvania School of Design are included in Appendix C.

Village Park with connection to Claremont Road

River Walk

Mill Street

Elevated Plaza

Piazza

Olcott Square

Pedestrian Mews

Claremont Road

Quimby Lane

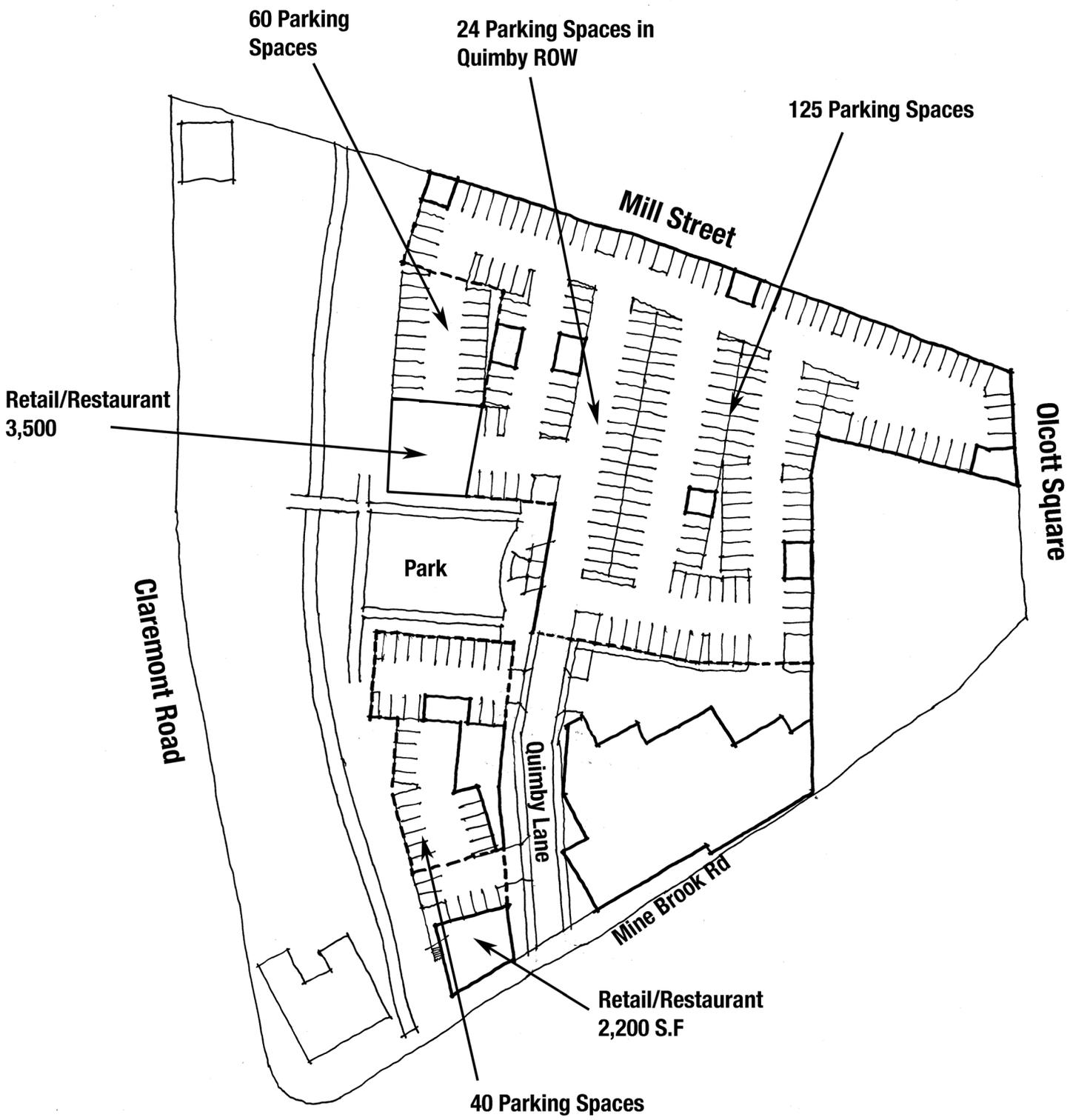
Mine Brook Road

Shared Street

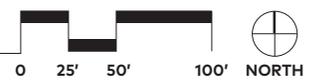
-  Vehicular Access
-  Mine Brook Creek
-  Grass
-  Park / Open Space
-  Sidewalk
-  Pedestrian Plaza
-  New Construction / Rehab
-  Existing Building / Non-Development
-  Pathway

• BERNARDSVILLE, NJ • CONCEPT PLAN





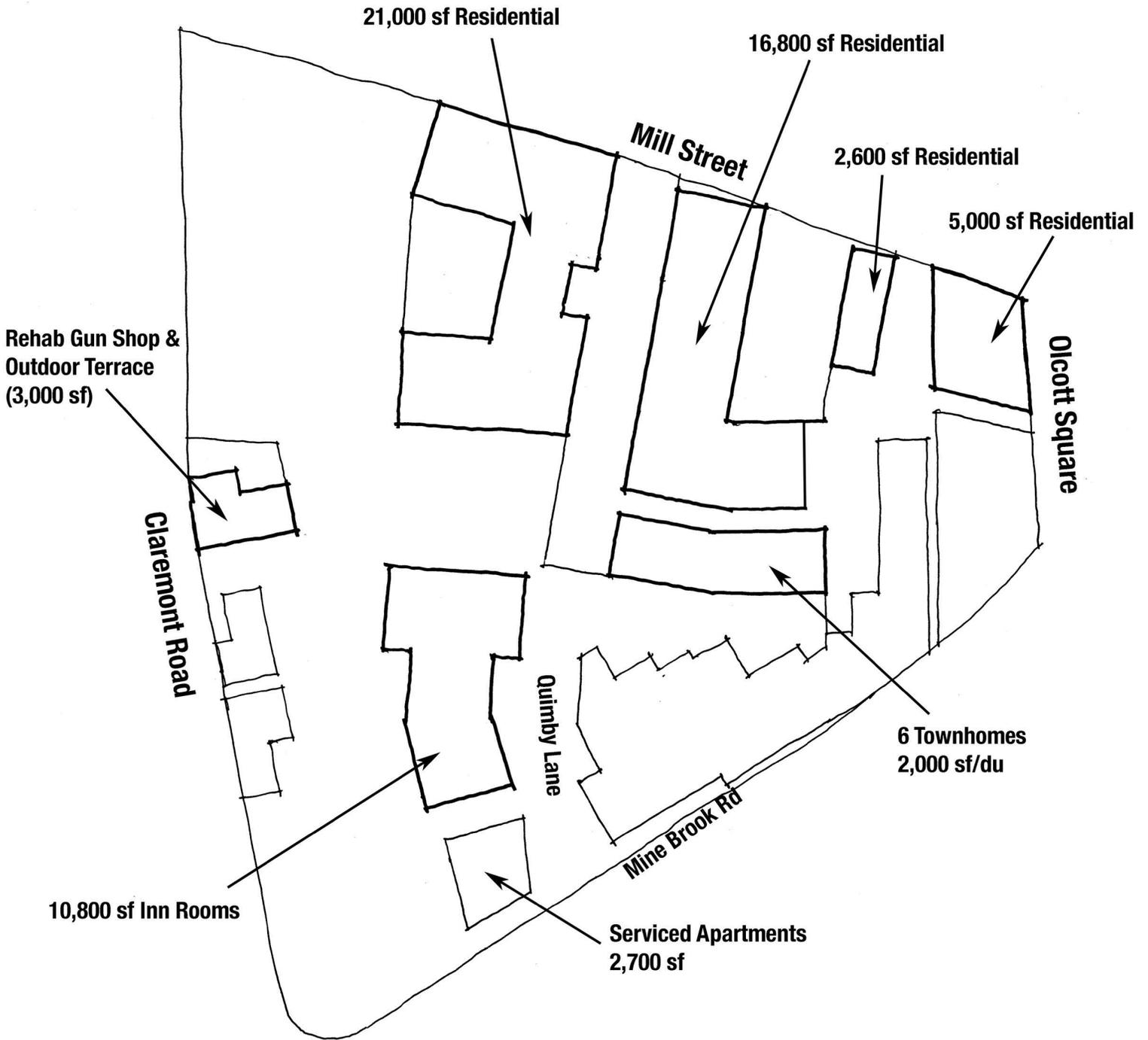
• LEVEL 1 (QUIMBY LANE LEVEL APPROX.)





• LEVEL 2 (MILL STREET LEVEL APPROX.)





• UPPER LEVELS



# Concept Program Tabulations (Illustrative)

## Quimby Lane Program Tabulations

<b>Residential Total Units</b>	68	
<b>Affordable Units</b>	12	
<b>Bedroom S.F Total</b>	94,000	
<b>1 BR</b>	15	3 Affordable
<b>2 BR</b>	44	6 Affordable
<b>3 BR</b>	9	3 Affordable
<b>Restaurant/Retail S.F Total</b>	27,700	
<b>Parking</b>	307	
Residential (1.5/Unit)	102	
Remaining for Retail	205	

Building 1 - North Quimby	Block 71, Lots 5, 5.01 (portion), 7-8	Square feet	Building Total	Affordable Units	S.F. for Bedroom	Resi Parking (1.5/Unit)
<b>4 Stories</b>	<b>Aggregate Floor Space</b>	<b>60,000</b>	<b>25</b>	<b>3</b>	<b>33,600</b>	<b>38</b>
Level 1-2	Restaurant	7,000				
Level 2	Restaurant/Retail	5,500				
Level 2	Amenity / Lobby	5,500				
Levels 3-4	Residential S.F (w/ loss factor)	33,600				
	Residential Loss Factor	(8,400)				
	1BR	933	3	1	2,800	5
	2BR	1400	22	2	30,800	33

Building 2 - Lower Quimby	Block 71, Lots 10-13	Square feet	Building Total	Affordable Units	S.F. for Bedroom	Resi Parking (1.5/Unit)
<b>4 Stories</b>	<b>Aggregate Floor Space</b>	<b>42,700</b>	<b>6</b>	<b>0</b>	<b>6,480</b>	<b>9</b>
Level 1	Restaurant/Retail	2,200				
Levels 2-3	Serviced Apartment S.F (w/ loss factor)	6,480				
	Residential Loss Factor	(1,620)				
	1BR	1,080	6		6,480	9
Levels 2-4	Inn Rooms (w/ loss factor)	25,920				
	Inn Rooms Loss Factor	(6,480)				
	Hotel rooms	589	44		25,920	

Building 3 - Post Office	Block 70, Lots 2 (portion), 3-4	Square feet	Building Total	Affordable Units	S.F. for Bedroom	Resi Parking (1.5/Unit)
<b>4 Stories</b>	<b>Aggregate Floor Space</b>	<b>48,600</b>	<b>20</b>	<b>5</b>	<b>27,680</b>	<b>30</b>
Level 2	Restaurant/Retail	10,000				
Level 2	Amenity / Lobby	4,000				
Levels 3-4	Residential Units (w/ loss factor)	27,680				
	Residential loss factor	(6,920)				
	1BR	953	3		2,860	5
	2BR	1430	14	2	20,020	21
	3BR	1600	3	3	4,800	5

Building 4 - Townhomes	Block 70, Lot 2	Square feet	Building Total	Affordable Units	S.F. for Bedroom	Resi Parking (1.5/Unit)
<b>4 Stories</b>	<b>Total Units</b>	<b>12,000</b>	<b>6</b>	<b>0</b>	<b>12,000</b>	<b>0</b>
Levels 2-4	Residential Units (no loss factor)	12,000				
	3BR	2000	6		12,000	

Building 5 - Autumn	Block 70, Lot 5	Square feet	Building Total	Affordable Units	S.F. for Bedroom	Resi Parking (1.5/Unit)
<b>4 Stories</b>	<b>Aggregate Floor Space</b>	<b>22,800</b>	<b>11</b>	<b>4</b>	<b>14,241</b>	<b>17</b>
Level 2	Restaurant/Retail	3,000				
Level 2	Amenity / Lobby	2,000				
Levels 3-4	Residential Units (w/ loss factor)	14,240				
	Residential loss factor	(3,560)				
	1BR	987	3	2	2,961	5
	2BR	1410	8	2	11,280	12

*	Print Shop	Block 70, Lot 2	Square feet
	Second Floor Expansion for Bernards Inn Space		4,000
*	Gun Shop	Block 71, Lot 4	Square feet
	Building Rehab for Retail/Residential Use		6,000

*\*Informational purposes only. Not included in tabulation above.*

# Concept Images

As has been described throughout this document, the Borough seeks proposals to transform Quimby Lane into a pedestrian-oriented district with the look-and-feel of a European village. To that end, the following districts have been identified as precedent neighborhoods to guide the general design approach of respondents. The precedent districts include human-scaled mixed-use places that create active social interactions and include locations for passive recreation or programmed events. Many of these places have an irregular street grid with organic network of alleys and pathways.

## Architecture

The architectural palette within Bernardsville is eclectic, unique and high-quality. Many historic buildings within the downtown provide design direction for new construction along Quimby Lane. These buildings incorporate stone, stucco, and clapboard.



The Old Bernardsville Library



Bernards Inn



The Station, Mine Brook Road



Rudolph's Steakhouse, Mill Street

## Public Spaces

The reimagined Quimby Village envisions three types of public space: closed streets surrounded by restaurants and experiential retail, a park surrounding the Mine Brook, and a system of plazas and walkways. Public spaces will be suitable for year round gatherings and programs such as markets, winter activities, ice skating, and artisan pop-up shops.



Precedent: Vail Village



Precedent: Outdoor Dining by Water



Precedent: Mittenwald



Precedent: Outdoor Dining in Plaza



Precedent: Daventry



Precedent: Palmer Square, Princeton

The Borough of Bernardsville appreciates that the development concepts contained herein are ambitious and that implementation will potentially require cooperation between prospective developers and the municipality. To that end, the Borough will consider the following actions to improve project feasibility and promote implementation.

*Zoning Amendments:* The Borough understands that the current AHO-3 overlay zoning parameters would need to be amended to accommodate the concepts contained herein or alternatives that may be submitted in response to this solicitation. The Borough intends to work cooperatively with respondents and will consider pursuing zoning amendments to allow for desirable proposals to be constructed on an as-of-right basis. The Borough will also consider conducting a Preliminary Investigation to determine if the property qualifies as an Area in Need of Redevelopment or Rehabilitation.

*Long Term Ground Lease of Publicly Owned Land:* As noted, Block 70, Lot 4, which currently contains the Borough's Post Office, as well as portion of the Quimby right-of-way itself, are owned by the municipality. The Borough is willing to consider a long-term ground lease of these properties to facilitate redevelopment of the property. Respondents should include the proposed terms of a ground lease in the Project Capitalization and Financing section of their submission.

*Concessionaire's Permit:* New Jersey Alcohol Beverage Control regulations (see N.J.S.A. 33:1-1 et seq.) permit the issuance of a "concessionaire's permit" to serve alcoholic beverages on property under the "ownership or control" of a governmental entity. The Borough is willing to consider transactional structures, such as the ground lease described above, in which municipal "ownership or control" is maintained, rendering the area eligible for a concessionaire's permit to be issued directly by the New Jersey Department of Alcoholic Beverage Control.

*Financial Incentives:* The municipality has access to financing tools like payments-in-lieu-of-taxes (i.e. PILOT) and Redevelopment Area Bonds (RAB) for properties that are determined to be in an Area in Need of Redevelopment as well as general bonding capacity for infrastructure such as roads and parking. Should Quimby Lane and the applicable development proposals qualify, the Borough will consider making these or other financial incentives available to respondents. If a respondent intends to request a PILOT, RAB, open space funds, or any other financial arrangement, the terms of this request should be explicitly noted in the Project Capitalization and Financing section of the submission.

# Submission Requirements

Submission requirements for the development of all or a portion of Quimby Lane are as follows:

## Project Team:

- Please describe all participants comprising the respondent team including design and engineering professionals, lenders, general contractors, legal, property management, and affordable housing developer if different from the applicant and the applicant itself.
- For each, describe the legal structure of the entity, the ownership/leadership, the number of years in business and the experience of each team member with similar projects.
- Please describe any pending or threatened litigation involving any team member.
- Please include a description of similar projects completed by members of the respondent team, and note if any are ongoing at this time.

## Project Description:

- Please provide a description in text, charts and plans of the following:
  - Design concept
  - Space usage chart including square footage for retail and restaurants, residences and number of parking spaces
  - Site plan
  - Sample residential floor plans and unit prototypes
  - Affordable housing plan
  - Rendered elevation of a residential building with retail on the ground floor
  - Rendered perspectives as would be helpful to best understand the submission
  - Precedent images from other projects

## Ownership Structure:

- Please describe the proposed:
  - Ownership structure for each lot and block included in the submission, including ground leases to the Borough and taking into account that a plan for compensating or working with existing owners is part of the submission requirements.
  - For each ownership entity, identify leading shareholders or partners.

## Project Capitalization and Financing:

- Please provide the projected:
  - Capital budget of hard and soft costs by building.
  - Capital budget of public space and infrastructure improvements.
  - Financing sources and expected terms.
  - Cash flow spreadsheet for 10 years including the proposed ground rent to the Borough, residential and restaurant/retail pricing, and all other relevant assumptions

### Project Schedule:

- Please provide a project schedule with detail including construction start and substantial completion, and any phasing recommended with anticipated construction start and substantial completion of each phase.

### Other Project Submission Requirements:

- Explanation of how the environmental flood plain issues will be resolved with the NJ DEP.
- Retail strategy explanation.
- Description of weekend activities in open spaces of Quimby Village including a list of activities for each season and a description of the procedures to be implemented to insure performance and payment.
- Explanation of how accommodations can be made for ride-sharing services, automated vehicles, and electric vehicles.
- Explanation of how accommodations can be made to provide electricity, audio visual capability, smart phone charging locations, music, scents, and wi-fi in the public spaces.
- Plan for ongoing management and operations.
- Description of any zoning variances or amendments to the zoning code to be requested.
- The applicant's theory of how a public private partnership will apply to this project to make it most successful.
- Description of options for relocation of the post office, both temporarily during construction and permanently.
- Plan for incorporating private bus charter services (if any).

In addition to the forgoing, the applicant should provide a one-page summary of the application covering the following points:

1. Developer name.
2. Project description: total building area, retail area, residential area, and number and type of units.
3. Affordable housing provided in terms of number of units and sizes.
4. Proposed property management and sales/leasing team upon completion.
5. Overall value of the leasehold improvements upon construction and the percentage to be financed.
6. Overall tax revenues expected to be generated from the project during the first stabilized year of operation.
7. Proposed design team.
8. Construction start and substantial completion by phase.
9. Ground lease parameters (term and rent).
10. Sources and amounts of construction and permanent financing.

# Process

Respondents are invited to submit proposals in accordance with the Submission requirements in this RFP. The timeline and procedures relative to the submissions and their review will be as follows:

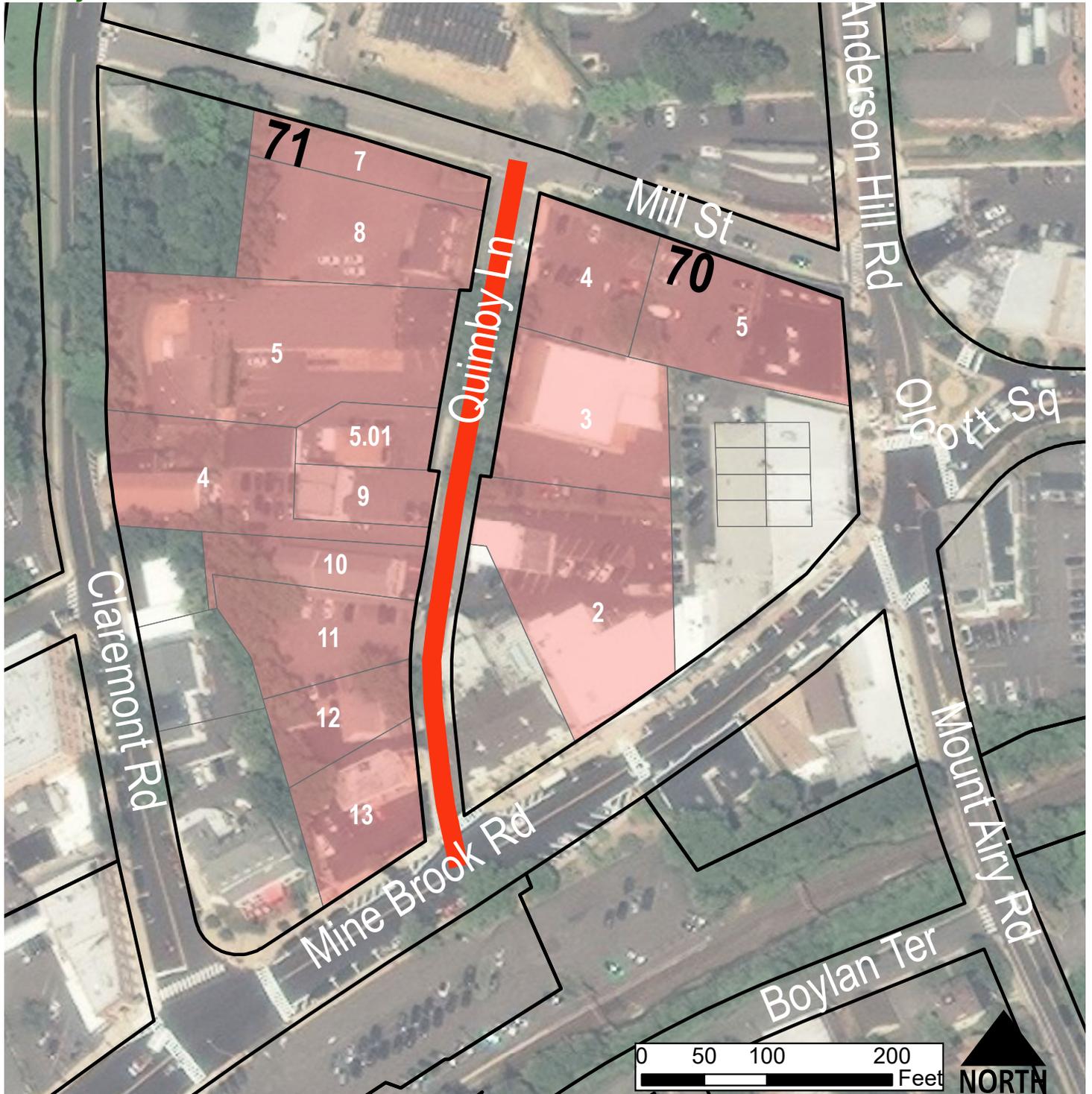
1. All submissions shall be due on April 1, 2019. Incomplete submissions will not be reviewed. The submissions shall be delivered to Anthony Suriano, Borough Clerk, Borough Hall, 166 Mine Brook Road, Bernardsville, New Jersey 07924, [Asuriano@bernardsvilleboro.org](mailto:Asuriano@bernardsvilleboro.org), by email in PDF format and 8 hard copies by hand or overnight courier service.
2. The Committee will conduct the preliminary review of all submissions. During the month of April, 2019 the Committee will invite the applicants with complete submissions to a conference to learn the Committee's preliminary reactions to the submissions and to ask and answer questions. This advisory conference is not mandatory and its content is not binding on the Borough Council. The respondents will then have until May 1, 2019 to submit revised proposals or advise the Committee that no revisions will be made to the submission.
3. Soon after May 1, 2019, the Committee will submit all proposals to the Council with recommendations as to which proposals will be reviewed publicly. Following the decision of the Council, public presentations will be scheduled.
4. Following the public presentations, the Council will select one or more submissions and authorize the Committee to begin negotiations with the respondent(s) towards structuring a transaction that may be presented to the Council for future approval.
5. Prospective respondents are invited to submit questions during the process to Anthony Suriano by email. For questions related to the Borough's affordable housing requirement, respondents should submit questions to Randall Gottesman at [randy@cgph.net](mailto:randy@cgph.net). Answers to questions will be provided on the Borough website.

# Appendices

- Appendix A: Block and Lot Map
- Appendix B: Property Ownership
- Appendix C: University of Pennsylvania  
Concept Designs

# Appendix A: Block + Lot Map

## Quimby Lane Revitalization Area Block and Lots



# Appendix B: Property Information

Block	Lot	Address	Acres	Land Use	Zoning
70	2	17-23 MINE BROOK RD.	0.65	Commercial + Restaurant	B-1
70	3	23 QUIMBY LANE	0.41	Post Office	B-1
70	4	35 QUIMBY LANE	0.23	Surface Lot	B-1
70	5	11 OLCOTT SQ.	0.42	Commercial	B-1
71	4	33 CLAREMONT RD.	0.19	Commercial	AHO-3
71	5	36 QUIMBY LN.	0.63	Car Wash	AHO-3
71	5.01	28 QUIMBY LANE	0.11	Commercial	AHO-3
71	7	40-42 QUIMBY LANE	0.146	Surface Lot	AHO-3
71	8	40-42 QUIMBY LANE	0.36	Office	AHO-3
71	9	24 QUIMBY LANE	0.11	Commercial	AHO-3
71	10	20 QUIMBY LANE	0.213	Commercial	AHO-3
71	11	16 QUIMBY LN.	0.27	Surface Lot	AHO-3
71	12	12 QUIMBY LANE	0.14	Office	B-1
71	13	33-39 MINE BROOK RD.	0.17	Auto Repair Shop	B-1

## Appendix C: Penn Concept Designs



Concept design by University of Pennsylvania School of Design landscape architecture graduate students Yifan Cai, Xuanang Li, Jing Liu, Qi Wang, and Chendi Zhang.

Additional detail available upon request.

# Appendix C: Penn Concept Designs



Concept design by University of Pennsylvania School of Design landscape architecture graduate students Mengyi Li, Mingchen Cui, Yang An, Yayun Luo, Yihua Fan, and Ronglyu Chen.

Additional detail available upon request.