

Cauley Creek Park
Riverfront Redevelopment
Invitation for Proposals

Release of Invitation for Proposals..... Friday, October 20, 2023
Pre-Proposal Conference..... Wednesday, November 1, 2023
Deadline to Submit Proposals..... Friday, December 1, 2023

Please direct all questions to riverfront.redevelopment@johnscreekga.gov

Purpose

On the banks of the Chattahoochee River surrounded on three sides by Cauley Creek Park is a 10-acre site brimming with redevelopment potential. The miniature map / graphic to the right shows the site, its adjacency to the Chattahoochee River, and its geographic location within Cauley Creek Park. A full-sized map is included in the Appendix. Although the City anticipates retaining ownership of the land, the City is inviting proposals from potential partners to activate the site. The City is open to all non-residential and non-heavy industrial proposals for the redevelopment of the land and anticipates successful proposers will share creative and innovative ideas for uses complementary to the surrounding park amenities.



Location Map showing site within Cauley Creek Park

Background

The City of Johns Creek is located in the northeast corner of Fulton County. The city is bounded on the south by the Chattahoochee River, on the east by Gwinnett County and the Chattahoochee, on the north by Forsyth County, and on the west by the cities of Alpharetta and Roswell.

Incorporated on December 1, 2006, Johns Creek is not a traditional City in that it was created following a citizen-driven referendum focused on improving service delivery and enhancing local control. The City of Johns Creek thrives by collaborating with organizations sharing its mission to provide the highest quality of life for those who live, work, or play in the City and to foster an environment where businesses can prosper.

Johns Creek residents enjoy their low-density, stable, single-family neighborhoods which comprise 85% of the City's 32-square-mile area. As of 2022, the largest age group in Johns Creek's 83,352 residents are millennials (20%) at the beginning of their working and family lives. Johns Creek's median household income in 2022 was \$156,427 which is nearly double the median household income of the Atlanta Metropolitan Statistical Area (\$81,521). Over 71% of Johns Creek residents hold a bachelor's degree and 29% have a graduate or professional degree. In summary, Johns Creek residents have relatively high income and educational attainment levels which correlates to strong buying power.

After a decade of focusing on foundational government services like starting the Police and Fire Departments, the City turned its attention in 2015 to enhancing the already strong quality of life for Johns Creek residents. In 2016, the City unanimously adopted its first Recreation and Parks Plan which among other priorities recommended the City buy park land. Following this Plan the City strategically identified and purchased several pieces of property. When asked to approve a bond to pay for land acquisition and park development, the City's residents said "yes" in a referendum that passed in every City voting precinct.

With property and development funding in hand, the City engaged with the Johns Creek community to understand how these recently acquired properties should be developed to best meet the needs of the City's residents. The City then set to work on building out its parks including the 4-acre neighborhood scale Morton Road Park and 2-acre pocket parks off State Bridge Road and at the intersection of Bell and Boles Road. These smaller additions advanced quickly with the new parks opening in 2020 and 2021.

On the other hand, at 203 acres, the new Cauley Creek Park took longer to design and engineer. One of the park's greatest amenities – being located along the Chattahoochee River – added to the complexity as City engineers had to navigate the Metropolitan River Protection Act, the United States Army Corp of Engineers, and the Environmental Protection Division regulations. As engineering progressed the City lined up the funding for the initial construction. The \$26M construction contract was awarded in October 2021 followed by the formal groundbreaking ceremony in December 2021. The grand opening for Cauley Creek Park was held in July 2023, dramatically transforming recreation and parks in the City by doubling the amount of park acreage maintained by the City. From its perfect 5K perimeter loop trail to the four lighted multi-use rectangular athletic fields, pickleball courts, sand volleyball, futsal courts, and basketball courts as well as acres of natural, passive areas – Cauley Creek Park has something for everyone.

Within Cauley Creek Park, at the confluence of its namesake Cauley Creek and the Chattahoochee River, exists the impervious footprints of several former buildings and an 11,200 square foot heated and cooled building. As the property owner, the City seeks to ensure that future redevelopment of the site is complementary to the surrounding park and ensures the uses are arranged, scaled, and designed in a manner in line with the City's overall plan for the future. Upon completing some preliminary, conceptual master planning for the area, the City quickly realized the redevelopment of this prime real estate could

best be done in partnership with the private sector. Although the uses envisioned in the conceptual master planning may be useful background material or reference points to the beginning of the conversation, they are not intended to limit proposals or be construed as the ideal redevelopment scenario. For reference, the conceptual master plan has been included in the Appendix as an exhibit.

Zoning

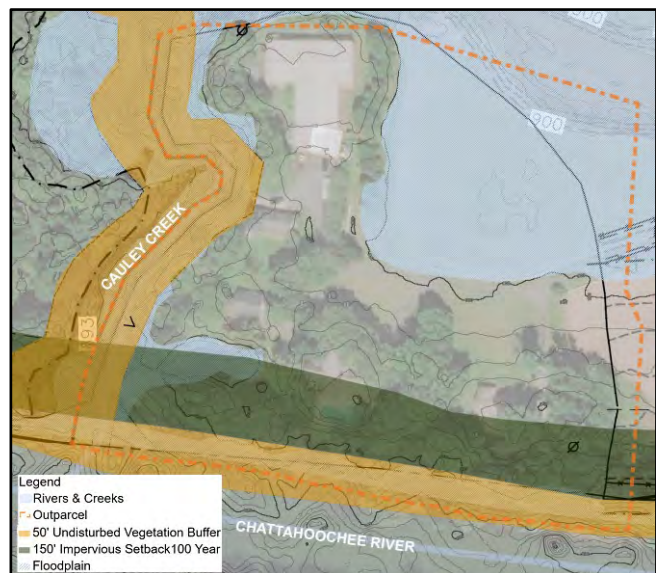
The City’s Zoning Ordinance embraces a traditional Euclidean system separating land uses by type into their own zones. The current AG-1 Agricultural District zoning of the property is not expected to support the appropriate redevelopment of the property. Therefore, the City anticipates guiding successful proposer(s) through the rezoning process to develop a site-specific plan based on the best-proposed use for the site.

Site Constraints and Opportunities

Although the site and the City are open to a realm of possibilities, the site’s direct adjacency to the Chattahoochee River is both an amazing opportunity and a constraint. Several layers of environmental permitting and regulations impact the redevelopment of the area. The four most impactful are the (1) Metropolitan River Protection Act (MRPA) regulations for the amount of allowable land development and impervious surface area, (2) United States Army Corp of Engineers (USACE) permitting for disturbance in wetlands and stream crossings, (3) Georgia Environmental Protection Division (EPD) permitting for impact to stream buffers, and (4) Federal Emergency Management Agency (FEMA) Letter of Map Revision process (LOMR) if any fill is to be added to the designated floodplain.

While these regulations and associated permitting processes may seem daunting, the City has navigated each for the development of Cauley Creek Park. In addition to the City’s recent and successful direct experience working through the regulations, the City has done significant legwork to understand each of the regulations related to the site. Furthermore, the City intends to work with the successful proposer(s) to ensure successful navigation of the permitting processes and regulations to allow the best vision to be realized to activate this property.

The entire property is within the MRPA corridor, which limits the amount of allowable land development and impervious surface. On the miniature map to the right (included in the Appendix in full-size), the required buffers are shown in shades of light orange, the floodplain is shown in light blue, and the impervious setback is shown in dark green. The shaded areas are more or less constrained for redevelopment and additions, but the “L” or “boot-shaped” middle of the property is available for expansion or redevelopment.



Floodplain / Regulatory Map

On the miniature map to the right (included in the Appendix in full-size), the opportunity for redevelopment is grounded in two buildings and three building pads (formerly buildings that are in the process of being selectively demolished to allow for reuse of the impervious footprint). The two buildings are (1) a large (roughly 11,200 sq. ft.) heated and cooled building and (2) a workshop (roughly 2,000 SF).



Aerial Image of Site

The three pads were formerly (1) a roughly 5,000 square foot, 2-story (5-bed, 3-bath) home with a pool, (2) a detached 2-car garage, and (3) a roughly 4,000 square foot (3 bed, 2 bath) ranch home with a pool. All existing buildings are served by septic systems, although sewer is available in the greater park area.

Accepted Proposals

The City will consider all non-residential and non-heavy manufacturing redevelopment proposals that are complementary to the surrounding Cauley Creek Park and allow for at least some portion of the 10-acre property to be publicly accessible (such as the grounds or a trail through the property).

Proposal Format and Organization

Proposals should be prepared simply and economically, avoiding the use of elaborate promotional material beyond those sufficient to provide a complete presentation. The proposal shall be no more than ten (10) double-sided 8 ½" x 11" pages or twenty (20) single-sided 8 ½" x 11" pages. The pages should be numbered and the fonts used should be no smaller than 11-point font.

To aid in a thorough and consistent review, the proposal should be organized in the following order:

1. Cover Letter (no more than one page)
2. Vision for the Redevelopment
3. Experience and Qualifications (including evidence of financial stability)
4. Timeline / Schedule
5. Financial Strategy (including any anticipated government funds, public-private partnerships, and/or requested incentives)
6. Summary of Anticipated Economic Impact and Community Benefits

Proposal Contents

Successful proposals will provide sufficient information for the City to determine the best partner or partners to create a vibrant redevelopment on the site. Following the above order, please include the following information in the appropriate sections of the proposal.

1. Cover letter
The cover letter should describe the individual or firm's interest in the site, what is most intriguing about the potential redevelopment surrounded by Cauley Creek Park and/or within the City of Johns Creek, and why the individual or firm is interested in partnering with the City of Johns Creek.

2. Vision for the Redevelopment
The proposal should describe the proposed redevelopment envisioned for the site (or portion of the site). The vision should include a basic site plan and a rendering and/or images representative of the type of redevelopment envisioned for the site.
3. Experience and Qualifications (including evidence of financial stability)
The proposal should describe the individual or firm’s qualifications and technical competence in terms of years of service, experience with similar projects, and examples of representative projects completed. If possible, emphasis should be placed on projects completed in the last five years and projects cited should be of similar scope and size to the proposed project.
4. Timeline / Schedule
The proposal should provide a schedule that outlines key milestones and the critical path to successful implementation of the redevelopment including the overall amount of time from contract award until the redevelopment could be open and enjoyed by the public. The schedule should take into account that the remaining building (roughly 11,200 square feet, heated and cooled building) and the building footprints (former home, detached garage, and ranch home) will require renovation and/or construction. The schedule should begin with the anticipated award of contract (February 12, 2024) and continue through when the envisioned redevelopment can be open for business.
5. Financial Strategy (including any anticipated government funds)
The proposal should provide an estimated total cost to complete the envisioned redevelopment as well as the strategy needed for the upfront capital and ongoing maintenance and operational costs. If any government funds are anticipated for upfront redevelopment and/or ongoing maintenance and operational costs, those should be clearly identified and explained in the proposal. Of note, the City anticipates retaining ownership of the property. Proposals should outline and describe the proposed arrangement (terms, duration, etc.) for which the proposed development would make use of the land and demonstrate understanding of the underlying value of the land.
6. Anticipated Economic Impacts and Community Benefits
The proposal should describe any anticipated economic impacts and community benefits that will be created from the proposed redevelopment (i.e.: privately-built infrastructure, new jobs, taxable real property, taxable personal property, privately built parks/ greenspace, etc.).

Pre-Proposal Conference

Interested parties are invited to meet on-site for a pre-proposal conference on **Wednesday, November 1, 2023 at 2:00 p.m.** The address for the property is 7225 Bell Road. Participants should enter Cauley Creek Park (7255 Bell Road) and park by the Cauley Creek Park playground. To get to the playground parking area, enter through the roundabout, make a right at the first STOP sign, go straight past the second STOP sign, and then park in the lot where the main drive ends. The group assembled at 2:00 p.m. will walk down to the property for redevelopment. Please wear close-toed shoes and dress for the weather. Participants with limited mobility should reach out by email to riverfront.redevelopment@johnscreekgga.gov for accommodations prior to the pre-proposal conference.

Questions

Questions about this Invitation for Proposals may be asked at the pre-proposal conference or electronically by email to riverfront.redevelopment@johnscreekgga.gov with a subject including the words “IFP” and

“question.” Questions submitted by **Friday, November 17, 2023 at 5:00 p.m.** will be answered in the form of an addendum published to the City’s website and emailed to all individuals/firms attending the pre-proposal conference. The addendum with the answers will be published by Wednesday, November 22, 2023 at 5:00 p.m. No responses other than those published as part of the addendum will be binding upon the City.

Proposal Delivery

The proposals should be submitted as one electronic copy and five paper copies. The electronic copy should be emailed to riverfront.redevelopment@johnscreekga.gov with a subject including the words “IFP” and “proposal.” The five paper copies should be delivered to City Hall (11360 Lakefield Drive, Johns Creek, GA 30097) in an envelope or box clearly labeled “IFP – Cauley Creek Riverfront Redevelopment Proposal.” Both the electronic copy and the paper copies must be received by **Friday, December 1, 2023 at 2:00 p.m.** Regardless of the cause, late proposals will not be accepted and will automatically be disqualified from further consideration. It will be the individual/firm’s responsibility to ensure delivery of hard copy proposals to the receptionist’s desk (City Hall, first floor, main entrance) by the designated time.

Restrictions on Communication

From the issue date of this Invitation of Proposals (Friday, October 20, 2023) until the selection of a partner(s) (anticipated February 12, 2024), individuals and firms submitting proposals are not allowed to communicate for any reason with City staff, elected officials, City contractors, or City sub-contractors about the Invitation for Proposals except with members of the City Manager’s Office (or as necessary for the pre-proposal conference or required for the interviews). The City may reject the proposal of any individual or firm violating this restriction.

Evaluation of Proposals

Proposals will be scored to determine which proposers should be invited for an interview. Scored out of 100 points, the evaluation will use the following selection criteria.

Evaluation Criteria	Possible Points
Vision for redevelopment is both complementary to the surrounding park and anticipated to generate activity and excitement	30
Experience and qualifications demonstrate the ability to deliver high-quality redevelopment (including solid financial stability of the firm)	30
Reasonable schedule with aggressive and achievable milestones	20
A financial strategy with limited (if any) government capital investment and strong anticipated economic impacts and community benefits	20

Initial/Final Interviews

The City anticipates inviting short-listed individuals/firms for in-person interviews for further inquiry into their proposals. The City anticipates individuals/firms that are short-listed for interviews will be notified on Wednesday, December 13, 2023 to participate in interviews on **Tuesday, December 19, 2023.** Following the initial interviews, final interviews (if deemed appropriate by the City) and/or negotiations are anticipated in January 2024.

Schedule of Events

Key milestones in this Invitation for Proposals process are listed below.

Release of Invitation for Proposals Friday, October 20, 2023

Pre-Proposal Conference.....	Wednesday, November 1, 2023 (2 p.m.)
Deadline for Questions.....	Friday, November 17, 2023 (5 p.m.)
Addendum with Answers.....	Wednesday, November 22, 2023 (5 p.m.)
Deadline to Submit Proposals.....	Friday, December 1, 2023 (2 p.m.)
Shortlist Notification.....	Wednesday, December 13, 2023
Initial Interviews.....	Tuesday, December 19, 2023
Final Interviews / Negotiations.....	January 2024
Anticipated Contract Award	February 12, 2024

Rejection of Proposals/Cancelation of Invitation for Proposals

The City reserves the right to reject any or all proposals, to waive any irregularity or informality in a proposal, and to accept or reject any item or combination of items when to do so would be to the advantage of the City. It is also within the right of the City to reject proposals that do not contain all the elements and information requested in this Invitation for Proposals. The City reserves the right to cancel this Invitation for Proposals at any time. The City will not be liable for any cost/losses incurred by the individuals/firms preparing proposals throughout this process.

Appendix Exhibits

1. Aerial / Location Map (showing site within Cauley Creek Park)
2. Floodplain / Regulatory Map
3. Metropolitan River Protection Act Cut/Fill Map
4. Conceptual Plan