



**Request for Proposals for:
Five residential building
lots adjacent to Hoopers
Landing Golf Course
located at the corner of
Nylon Boulevard and
Harrington Street.**

**Date issued:
March 30, 2022**

**PROPOSALS DUE:
Wednesday May 4, 2022, at 2:00pm
Late proposals will be rejected and
returned unopened.**

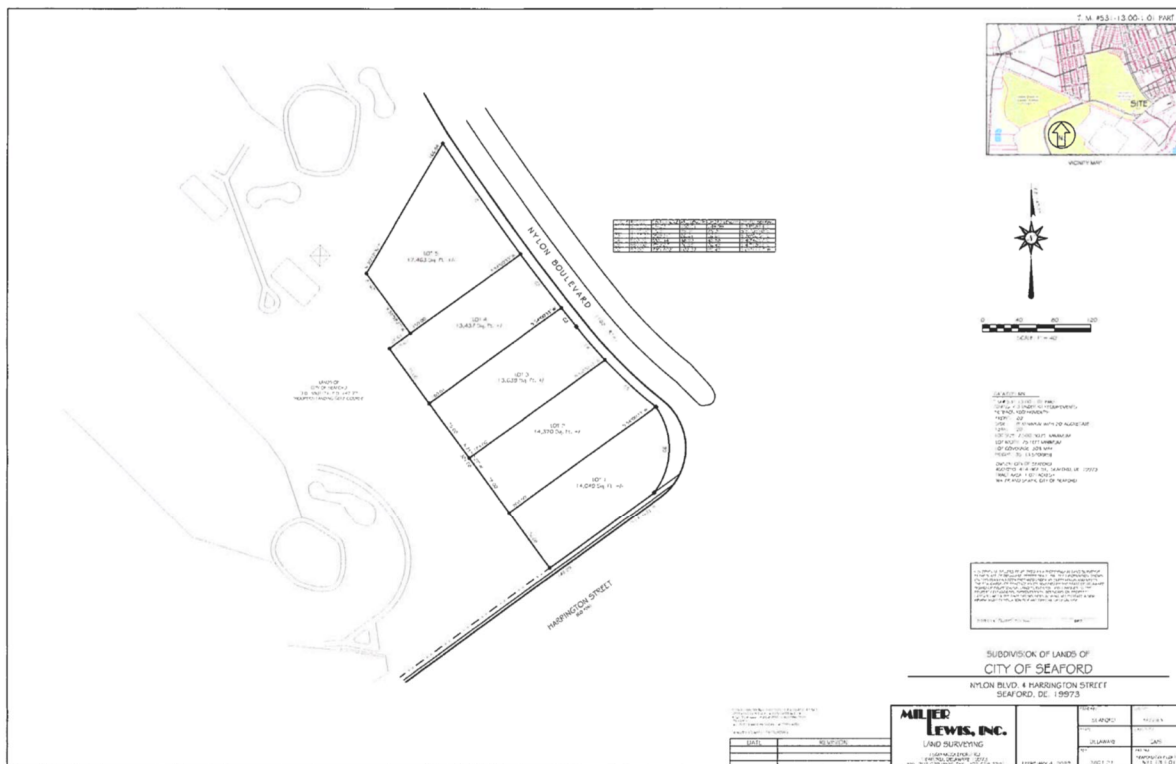
1. Background

The City of Seaford owns Hoopers Landing golf course, a Municipal golf facility open to the public. It has been determined that a portion of the property located at the corner of Harrington Street and Nylon Boulevard is not required for course amenities or play and can be developed into five (5) single family residential building lots. The property identified as part of Sussex County Tax Map #531-13.00-1.01. The property is approximately 77,000 +/- square feet in area and bounded by Harrington Street to the south and Nylon Blvd. to the east. The area is shown below:



2. Property Subdivision

The City of Seaford had the subject portion of the property subdivided in accordance with the attached survey drawing prepared by Miller Lewes, Inc. Land Surveying dated February 4, 2022.



3. Property Zoning Information

The zoning of the property is R-1 Low Density Residential in accordance with the City Zoning Ordinance. Zoning restrictions, setbacks and permitted uses are as follows:

Division 1. R-1 Low Density Residential District.

Sec. 15-11. Intent of Division.

It is the purpose of this Division to permit continued single-family residential development at a density that is compatible with existing land use. Uses would be restricted to residential activities.

(Zoning Ord., 9/23/69.)

Sec. 15-12. Uses by Right.

In any R-1 district land, buildings or premises shall be used by right for one (1) or more of the following:

- 1. Single family detached house.*
- 2. Municipal utilities, towers, water storage tanks, water reservoirs, water pumping stations, water treatment plants, sub-stations, electric facilities, sewage lift stations, distribution, and transmission lines, subject to the following special requirements:*

(a) No storage of materials and trucks, and no repair facilities or housing of repair crews

except within completely enclosed buildings.

(b) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.

(Zoning Ord., §201.1, 9/23/69.)

Sec. 15-13. Accessory Uses.

(a) Only the following accessory uses shall be permitted:

(1) Customary residential accessory uses, subject to the following special requirements:

3 Charter reference As to power to enact zoning regulations, see §36(A).

State law reference: As to zoning generally, see 22 Del. Code Ann. §301-332 (1974).

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(A) Normal home occupations are permitted.

(B) Such businesses shall be operated by the residential owner or a member of the family.

(C) No signs shall be erected on the property for advertising purposes.

(D) The residential character of the structure shall not be altered.

(E) Such home occupations shall include but not be limited to dressmaking and tailoring, ceramics, furniture refinishing and repair, cosmetics, leather crafts, and clock repair. This does not include beauty shops, barber shops, real estate offices or insurance offices.

(2) Swimming pools subject to Article 5 of this Chapter.

(3) Private Greenhouse.

(4) Private garages subject to Article 5 of this Chapter.

(5) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback; except, on a corner lot, than the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback.

Amended 6/10/03

(6) The builder shall provide each dwelling unit with, at least one storage area, a minimum size of 8'x10', placed on site, in the absence of a garage. The ceiling height shall not be less than six (6') feet in a minimum of 50% of the area.

Adopted 9/14/04

(Zoning Ord., §201.1, 9/23/69.)

Sec. 15-14. Uses by special exception.

(a) The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

(1) Country club, regulation golf course and customary accessory uses.

(2) Day-care centers, kindergartens, pre-schools, day nursery schools, and orphanages, subject to the following special requirements;

(A) At least one hundred (100) square feet of outdoor play space per child be provided.

(B) Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum height of four (4) feet and shall be subject to all setback requirements for the district within which it is located.

(C) The minimum lot area for each six (6) or remainder over the multiple of six (6) children shall be the same as the minimum lot area requirement for each dwelling unit in the districts in which such uses are to be located, provided, however, that no lot less than seven thousand five hundred (7500) square feet shall be used for such purposes; and provided further that no more than forty (40) children shall be accommodated at any time on a lot.

(3) Nursing home, rest home or home for the aged, subject to the following special requirements:

(A) The minimum lot area required for each four (4) or remainder over a multiple of four (4) resident patients or resident guest shall be the same as the minimum lot area required for each dwelling unit in the District in which the use is to be located, provided, however, that no lot contains less than seven thousand five hundred (7500) square feet.

(B) The minimum lot width shall be one hundred fifty (150) feet.

(C) No more than forty (40) patients or resident guests shall be accommodated at one time in any one establishment.

(4) Church or other place of worship, seminary or convent, parish house or Sunday school building.

(5) Public and private elementary, junior, and senior high schools.

(6) Police and fire stations.

(7) Library, museum and art gallery.

(8) Non-municipal utilities, telephone center offices, sub-stations, electric and gas facilities, cable television facilities, subject to the following special requirements:

- No storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings.*

- The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.*

(9) Park, playground, athletic field, recreation building, and community center operated on a non-commercial basis for recreation purposes

(Zoning Ord., §202.1, 9/23/69)

Sec. 15-15. Area and bulk regulations.

a) The following area and bulk requirements shall be observed:

- 1) Lot size - 7,500 square feet minimum*
- 2) Lot Width - 75 foot minimum*
- 3) Lot Coverage - 30% maximum*
- 4) Building setback Line - 20 feet minimum except that a structure may be closer to the curb line to conform to adjoining existing structures.*
- 5) Side Yard - 20 feet aggregate total with an 8 foot minimum*
- 6) Rear Yard - 20 foot minimum*
- 7) Height - 35 foot maximum or 3 stories*
(Zoning Ord., §201.2, 9/23/69)

Sec. 15-16. Off-street parking regulations.

The off-street parking regulations shall be as required by Article 5 of this Chapter.

(Zoning Ord., §201.3, 9/23/69)

Amended March 14, 1989.

4. Existing Structures

The property is currently vacant. The use of the property has historically been as a golf course. The potential developer is encouraged to perform all environmental assessments necessary for the purchase. The City of Seaford will assist the developer in this respect.

A picture of the existing area at street level is shown below:



5. Existing Utilities

The City of Seaford has a public water main existing in Nylon Blvd. With the payment of the applicable tap, impact, and other relevant fees; the City Public Works Department will install water taps to each lot property line along Nylon Blvd for use by the developer.

The city currently has a sewer main and terminal manhole on Elm Street with sufficient depth for connection. The developer would be required (at his or her cost) to extend this main with 8" SRD 35 sewer main to the right-of-way on the west side of Nylon Blvd., install five (5) 6" sewer laterals with cleanouts to serve each individual lot, and a terminal cleanout on the end of the main. The proposed sewer extension will need to be approved by the city Director of Public Works prior to installation.

The city will serve each lot with electric from the existing pole located at the corner of Harrington Street and Nylon Blvd with an underground service and connection points (fiberglass enclosures) for the underground service to each lot. The developer will be required to connect at this point provided by the city electric department and install the underground service to the proposed single-family home to be developed.

6. Minimum Development Standards

The city desires to sell the proposed lots to a developer that will purchase the lots from the City and develop single family housing on each of the lots. RFP responses should indicate how development will occur, timelines for construction and other details of the proposal to permit the City to determine the proposal that best provides not only monetary but also other intrinsic value to the community and the neighborhood that would result.

The sale of the lots will be stipulated on the following conditions:

- No further subdivision of the property will be permitted after purchase by the developer;
- Only one (1) single-family house can be constructed by the developer per lot;
- The minimum square footage of each house shall be 1,800;
- A minimum of one single car attached garage is required per lot;
- The developer must start construction on the first two houses within 9 months of land purchase from the city. The remaining lots must be under construction within 36 months of purchase;
- City can repurchase the land at price paid by the developer if conditions of the agreement of sale are not met.

7. RFP Purpose and Goals

The City of Seaford desires to solicit proposals for the purchase and development of this property. The intent of this RFP is to invite proposals for development that will result in maximization of the development potential of this property into five single family homes that will benefit the greater community good and be an asset to the surrounding properties. Rezoning or further subdivision of the property after purchase by the developer will not be permitted. The city encourages responses to the RFP that will maximize community benefit, housing opportunities and investment in the Seaford community.

RFP responses are due on or before **Wednesday May 4, 2022, at 2:00 p.m. Late proposals will be rejected and returned unopened.**

8. Pre-Proposal Meeting

A pre-proposal meeting will be held at City Hall, 414 High Street, Seaford, Delaware on April 20, 2022, at 10:00 a.m., to allow potential responders an opportunity to obtain information from the city regarding the proposal documents. Immediately following the meeting, city staff will conduct a tour of the subject properties.

9. RFP Contact

	Charles Anderson City Manager	Physical Address: 414 High Street Seaford, DE 19973 Mailing Address: P.O. Box 1100 Seaford, DE 19973 Email address: canderson@seafordde.com Any and all communication to the RFP Contact relative to this requirement must be via email.
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10. RFP Evaluation Criteria

The City Economic Development Committee will evaluate the RFP responses received. Prior to award to the apparent successful entity, the City of Seaford reserves the right to require any proposer to participate in a presentation to the Economic Development Committee and/or the City Council of the items contained in the RFP response and any other items deemed appropriate by the City of Seaford.

Proposals will be evaluated on proposed redevelopment of the property, investment, and time line of the project(s) proposed for the site. The City will evaluate received RFP submittals based on the best mix of benefits to the neighborhood, community and the City.

If an award is made as a result of this RFP, it shall be awarded to the entity whose proposal will lead to the best product for the City.

When determining whether a proposer is responsible, or when evaluating a response, the following factors will be considered, any one of which will suffice to determine whether or not a potential proposer is responsible or if the proposal is the most advantageous to the City:

- a. The ability, capacity and skill of the proposer to implement the plans and improvements proposed.
- b. The character, integrity, reputation, judgment, experience and efficiency of the proposer.
- c. The quality of performance of previous public and private contracts, including, but not limited to, the proposer's ability to perform satisfactorily and complete items specified in the RFP.
- d. The overall quality of the RFP.
- e. The proposed neighborhood revitalization impact.
- f. The timeline proposed for implementation.
- g. The investment proposed into the property and its overall development.
- h. The proposals compliance with the City, County and State regulations.
- i. If the proposal provides harmonious uses of the property and provides improvement to the greater areas surrounding the property.
- j. Such other information as may be secured having a bearing on the decision to award the contract.
- k. Any other reason deemed proper by the City.

11. Notices and Response Criteria

Good Faith

This RFP has been compiled in good faith. The information contained within is selective and subject to the City's updating, expansion, revision and amendment.

Right to Cancel

The City reserves the right to change any aspect of, terminate, or delay this RFP, the RFP process and/or the program, which is outlined within this RFP at any time, and notice shall be given in a timely manner thereafter.

Not an Award

Recipients of this RFP are advised that nothing stated herein, or any part thereof, or any communication during the evaluation and selection process, shall be construed as constituting, offering or awarding a contract.

Property of the City

Responses to this RFP will become the property of the City, and will form the basis of negotiations of an agreement between the City and the apparent successful proposer. Proposals are subject to the Freedom of Information Act (FOIA) and may be provided to anyone properly requesting same, after contract award. The City cannot protect proprietary data submitted in proposals.

City not Liable for Costs

The City is not liable and will not be responsible for any costs incurred by any entity for the preparation and delivery of the RFP responses, nor will the City be liable for any costs incurred prior to the execution of an agreement, including but not limited to, presentations by RFP finalists to the City.

City's Expectations

During the review of this document, please note the City's emphasis on the expectations, goals, and requirements necessary to be positioned as an RFP finalist.

Proposal Rejection: No Obligation to Buy

The City reserves the right to reject any or all proposals at any time without penalty. The City reserves the right to refrain from contracting with any entity. The release of this RFP does not compel the City to dispose of the property. The City may elect to proceed further with this project by interviewing proposers well suited to this project or proceeding with an award.

Right to Award

The City reserves the right to make an award without further discussion of the proposals submitted. Therefore, the proposal should be submitted initially with the most favorable terms that can be offered.

Withdrawal of Proposals

Proposers may withdraw a proposal that has been submitted at any time up to the proposal closing date and time. To accomplish this, a written request signed by an authorized representative must be submitted to the City Manager.

Non-Endorsement

As a result of the selection of a proposal to the City is neither endorsing nor suggesting that the use of the property is the best or only solution. The respondent agrees to make no reference to the City in any literature, promotional material, brochures, presentation or the like without the express written consent of the City.

Errors in Proposal

The City will not be liable for any errors in proposals. Proposers will not be allowed to alter proposal documents after the deadline for proposal submission.

The City reserves the right to make corrections or amendments due to errors identified in proposals by the City or the proposers. This type of correction or amendment will only be allowed for such errors as typing, transposition or any other obvious error. Vendors are liable for all errors or omissions contained in their proposals.

Scoring the Submissions

Each submission will be judged according to a fixed set of criteria. The criteria are:

- 35% on neighborhood revitalization of the overall proposal.
- 35% on the project timeline and investment impact to the City and the neighborhood.
- 20% on the experience level and references of the proposer.
- 10% on the best mix of benefits to the community and the City.

12. RFP Submission

Entities wishing to submit proposals shall submit the original and four (4) copies to:

The City of Seaford; Attn: Charles Andersson, City Manager – City Property Disposal Request for Proposals P.O. Box 1100, 414 High Street; Seaford, DE 19973. On or before **Wednesday May 4, 2022, at 2:00 p.m.**