

REQUEST FOR PROPOSALS
THE HINGE 72
REDEVELOPMENT SITE



The Hinge 72 Site (in red) over the Downtown | Hinge Concept Plan

**West of the Intersection of
72nd & Main Streets**

Ralston, Nebraska

Issue Date:

December 1, 2023

Deadline for RFP Submissions:

March 1, 2024

Anticipated Developer Selection Date:

April 1, 2024

Anticipated Developer Groundbreaking:

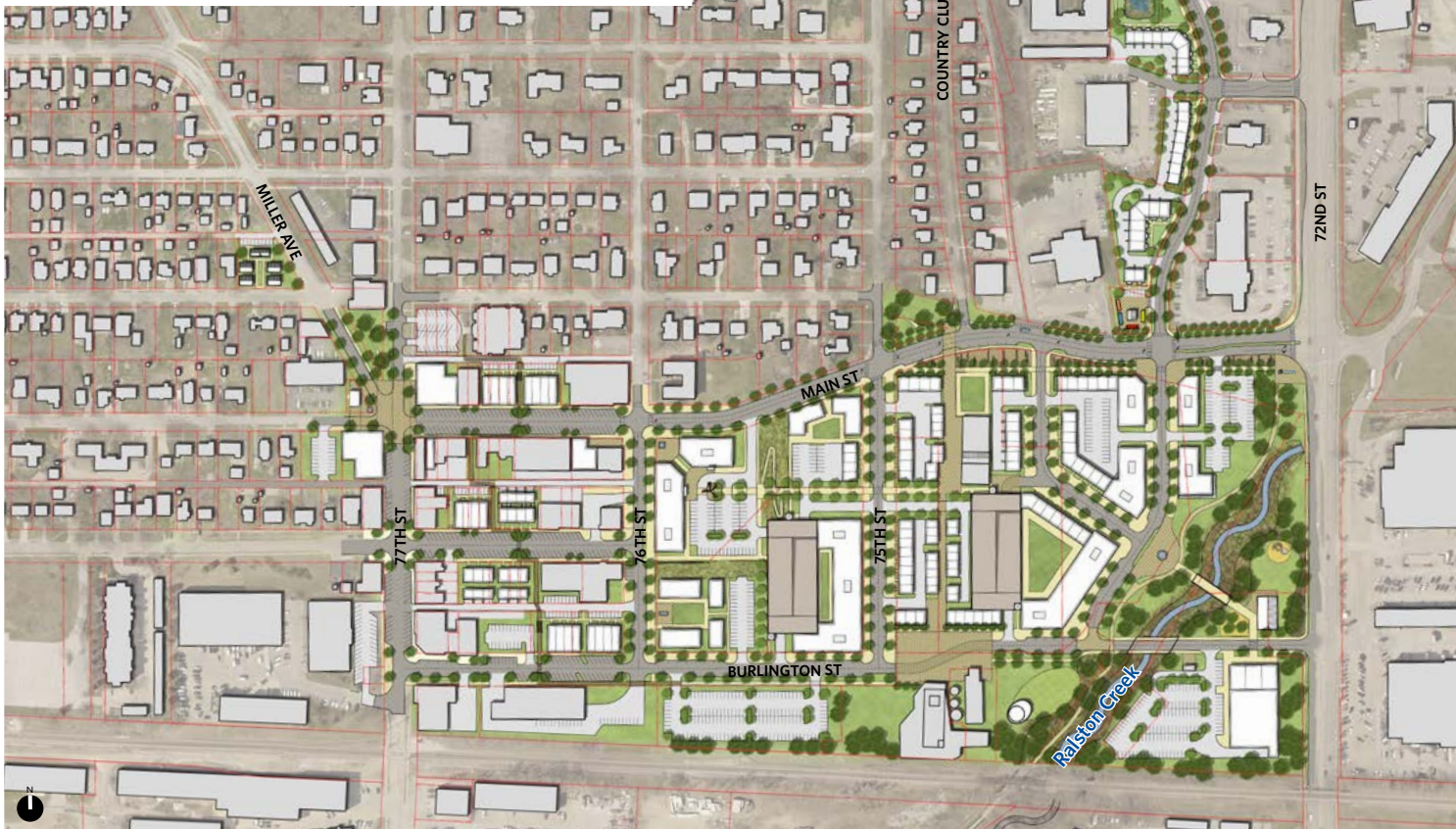
Spring/Summer 2025

December
2023



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01 The Opportunity

SOLICITATION OF QUALIFIED DEVELOPERS

The City of Ralston, Nebraska, is seeking proposals from qualified developers for a once-in-a-lifetime redevelopment opportunity in the Hinge Redevelopment Area.

The Hinge 72 site, an approximate 10-acre area, is located along 72nd Street between Main and Burlington Streets and adjacent to Ralston's downtown. The Liberty First Credit Union Arena is two blocks north of the site.

The Downtown | Hinge Master Plan calls for a pedestrian-oriented, mixed-use development for the area bounded by 72nd, 77th, Main, and Burlington Streets that includes Mews residential units, townhomes, and multi-family condominiums/apartments. The Conceptual Master Plan was developed with support of the community and adopted by the City in 2019.

The City is seeking a project for the Hinge 72 site that is consistent with the framework of the Downtown | Hinge Master Plan, but is flexible on developer preferences between commercial and residential investments.



2020 Metro Start-Up of the Year Retail Aware is leading new entrepreneurs to Ralston.

The City is offering an amazing array of benefits:

1. The site is a federally-designated **Economic Opportunity Zone (EOZ)**. The tax benefits of an EOZ are estimated to make investments go 25% further over non-EOZ areas. The federal EOZ designation expires at the end of 2026.
2. The **LaDonna Johnson Hinge Fund**, an endowment held by the Ralston Foundation, has been used to make acquisitions and improvements in the Hinge area that will benefit the Hinge 72 project.
3. **Tax increment financing (TIF)** is available.
4. **Ralston's development process is quick, easy, and hassle-free.** Dealing with a small city government allows for greater access to decision makers for quick decisions. Developers who follow plans and guidelines will be impressed by Ralston's speedy process. The City's permitting turnaround time is exceptional. City inspections and reviews can be tailored to the needs of the developer.

HINGE 72 OPPORTUNITY SUMMARY

- Approximate 10-acre site fronting 72nd Street.
- Hinge area offers a walkable, urban setting with residential and commercial development.
- Economic Opportunity Zone (EOZ) offers unique financial benefits. Investments go 25% further in an EOZ.
- City of Ralston investing foundation dollars to help projects succeed (LaDonna Johnson endowment for the Hinge area) including public park areas, trails, green space, and opening Ralston Creek.
- Nearby Hillcrest Landing project to add approximately 250 units of missing-middle housing units, high-end condominiums and apartments, in addition to the 32 new units already built at Hinge Flats.
- Walking distance to the Liberty First Credit Union Arena and downtown Ralston.



Holiday Magic is a long-time Christmas tradition in Ralston.



The annual Independence Day parade brings in 40,000 people each 4th of July.

- Easy access to I-80.
- Tremendous commercial opportunities along 72nd Street where approximately 40,000 cars travel daily.
- The extension of Burlington Street to 72nd Street will provide access to southern portion of the site.
- All utilities are available to the site. The City will work with developer to install necessary utilities and streets to subdivide the site.
- Hinge Master Plan reflects public consensus in the project area.
- Site is under city control with direct ownership of 6.7 acres and cooperation with the owners of the remaining property.

LOCAL PROJECTS & AMENITIES

Several Hinge projects have already brought residential and entrepreneurial energy to the area. The City is committed to making the Hinge a vibrant and exciting place to live:

1. The Hinge Flats is a 32-unit residential complex in downtown Ralston developed by Urban Waters. It is the first Hinge area project to be completed.
2. CFM Realty and the City have purchased the former Hillcrest Landing site. CFM is planning at least 250 units of townhomes, multi-family condominiums, and apartments. The project is expected to begin in the spring of 2025.
3. The Granary is the entrepreneurial and entertainment hub of the Hinge area. The “I See It Ventures” business accelerator is home to Event Vesta and Retail Aware, two of the Metro’s most successful start-ups. The Granary Green is a flexible public space with a 27-foot LED screen connected to Bushwackers Bar & Saloon and The Venues public event space. The Green hosts a wide variety of exciting events that attract people from across the Metro:
 - Husker Football Tailgate and Watch Party
 - Outdoor Concerts April-October (Such as Lemon Fresh Day, Taxi Driver, Cover Girls, and many others!)
 - Community events: Valentine’s at the Granary
 - Independence Day Celebrations
 - Yoga
 - Bocce Ball League
 - Car/Motorcycle Show
 - Fall Festival
 - New Years Eve Bash and Midnight Ball Drop



Events at the Granary Green: Bocce Ball Leagues (left), Husker Football Watch Parties (right)

4. The City has hired a Tourism and Events Director to help program the Green and ensure that fun and interesting activities are available year-round in the Hinge and downtown.
5. Ralston is known throughout the Midwest for its annual Independence Day Celebration, which attracts tens of thousands of people to the community each July 4th. The Holiday Magic event, held the Sunday after Thanksgiving, is an enormous draw for families and those who want to kick off the Christmas season in a big way.
6. The City is in active negotiations with a brewery that would be located within two blocks of the Hinge 72 site.
7. The City Council approved the Ralston Arts and Creative District to attract artists and young professionals to Ralston. The District’s boundaries cover the Hinge area. The District recently held a public art contest and the winning piece welcomes visitors and residents as a monument entrance sign at the corner of 72nd and Main.
8. Koch Park, less than 2 blocks from the site, is being revitalized to potentially include a fountain and public art.



CITY AS A PARTNER

As part of the Hinge 72 site, the City is planning investments in public green spaces and infrastructure that will interact with the private-sector development. With Ralston Creek running through the site, the Downtown | Hinge Master Plan envisioned its restoration to beautify the area. Parks and trails are also planned along the new greenway. Proposal submissions are encouraged to offer developer visions for these City investments in support of the project.

Ralston is a small community in the heart of the Omaha Metro Area. Our small-town way of life and big-city opportunities make it a unique living choice within the region.

Ralston's small and responsive City government is committed to making the development, planning, and permitting processes fast and easy for the Hinge 72 project.



02 The Site

EXISTING PROPERTIES

The Hinge 72 Site includes several private-sector properties:

1. AAA Components and Quality Windows and Doors are three parcels totaling 6.7 acres with frontage on both 72nd and Main Streets. The properties are divided by Ralston Creek. The City, in partnership with the Ralston Economic Development Corp, has a signed purchase agreement for the properties.
2. Chieftain/Dudley's is a 3.6-acre property fronting onto Main Street and extending south to Burlington Street. An extension of Burlington Street to 72nd Street is planned for the project's south end. Chieftain's owners enthusiastically support the Downtown | Hinge Master Plan. Chieftain has committed to work with the City and the developer on the form and timing of acquiring the property.



Site Photos of the Existing Properties



WHAT'S HAPPENING NEARBY

The Warhorse Casino is under construction at 63rd & Q Streets, only a few blocks from the project area. The Casino is estimated to employ about 1,000 people, who will be looking for residential and commercial choices near their worksite. The Casino's anticipated opening is 2024.

The Granary Green' lying adjacent to the Hinge 72 site, will act as a central gathering spot and entertainment hub for proposed development.

The Liberty First Credit Union Arena is only 3 blocks north on 73rd Street from the site and draws over 250,000 of people annually.

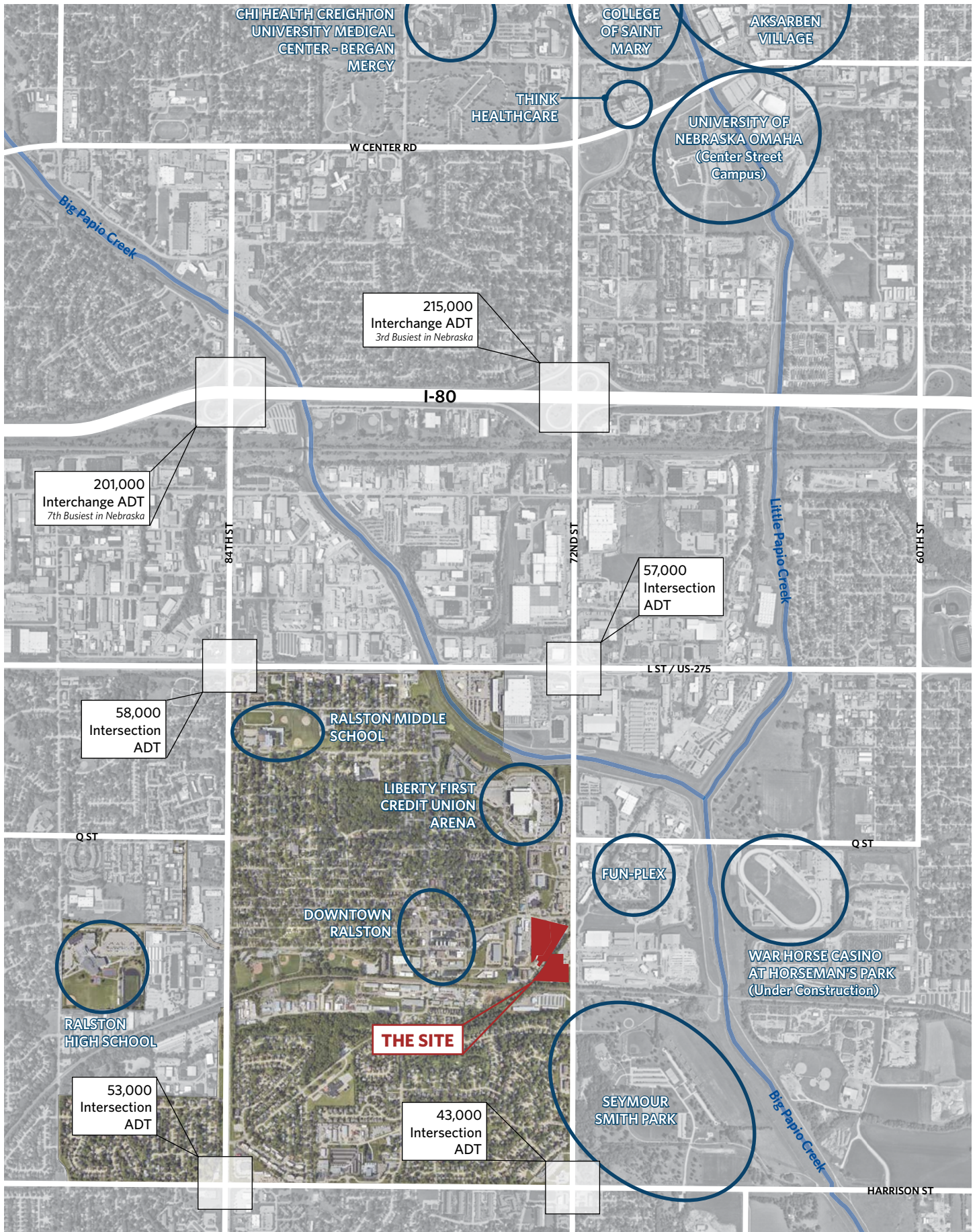
Established residential neighborhoods lie across Main Street from the site. At 76th Street, Ralston's traditional downtown begins, featuring commercial businesses and a growing residential presence.

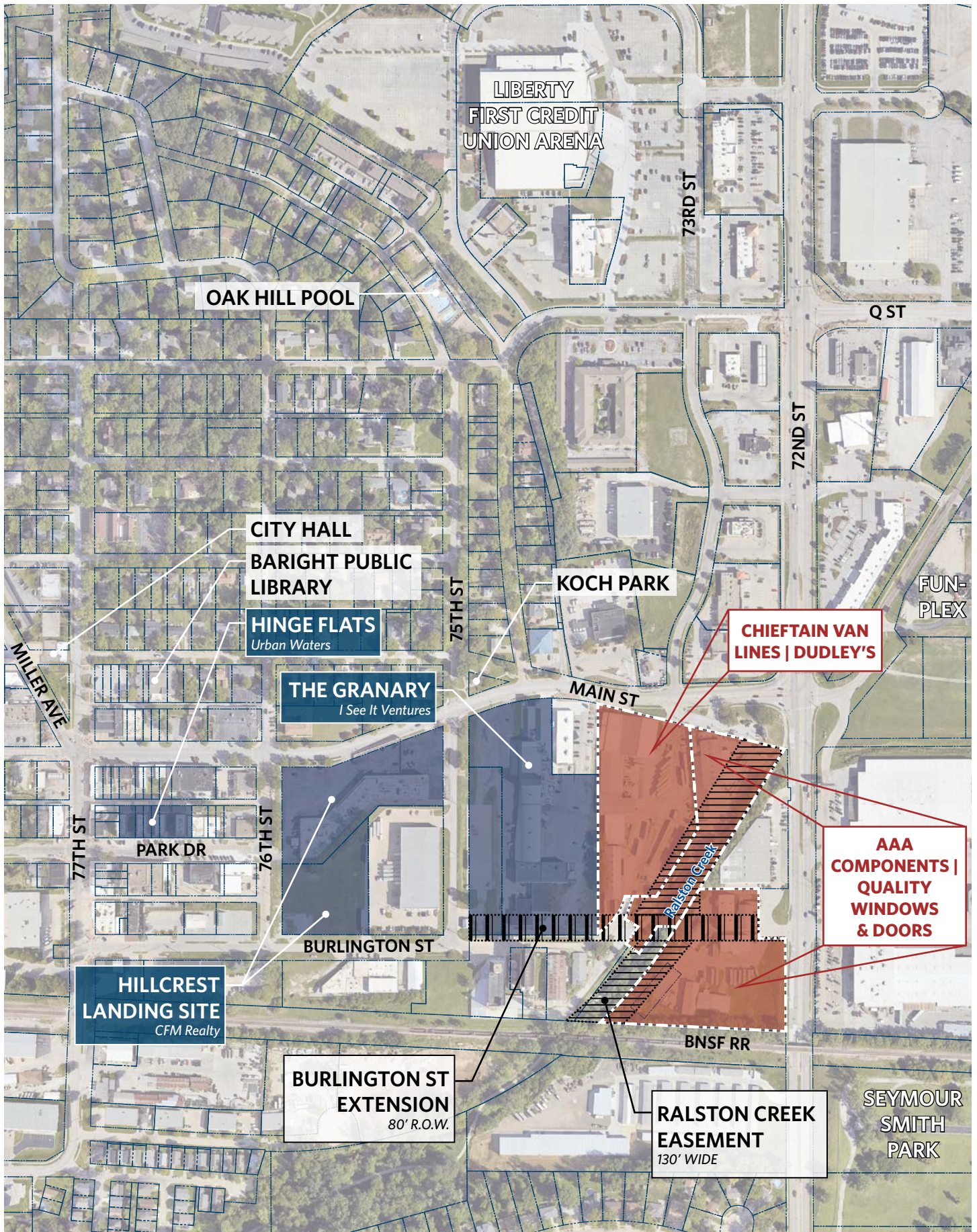


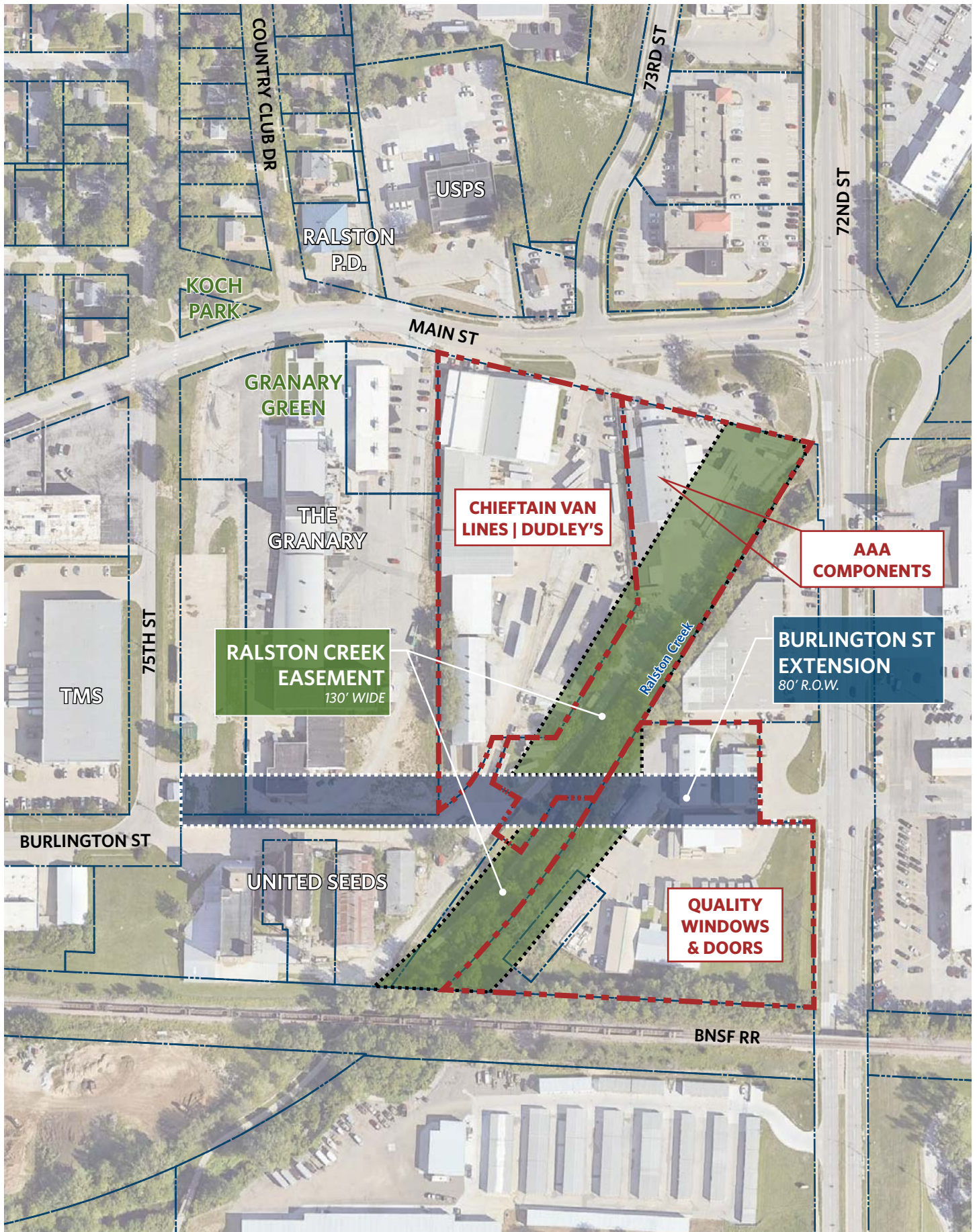
Hinge Flats - Downtown Ralston



Holiday Lights at the Granary









03 The Hinge Master Plan

PLAN FRAMEWORK

The Downtown | Hinge Master Plan envisioned several components for the site. The City understands that the components may need to be revised and relocated to fit the developer’s vision. Thus, the City encourages developers to think creatively about how to best meet the spirit and intent of the Master Plan while achieving development goals.

Park Fronting Mixed Use Buildings

The Master Plan proposed a public green space that compliments adjacent residential and commercial buildings within the Hinge 72 site. The City is open to residential, commercial, or mixed-use buildings for the site. With approximately 40,000 cars passing the project area on 72nd Street each day, the City would look favorably on walkable-format commercial development along that frontage.

Retail/Commercial

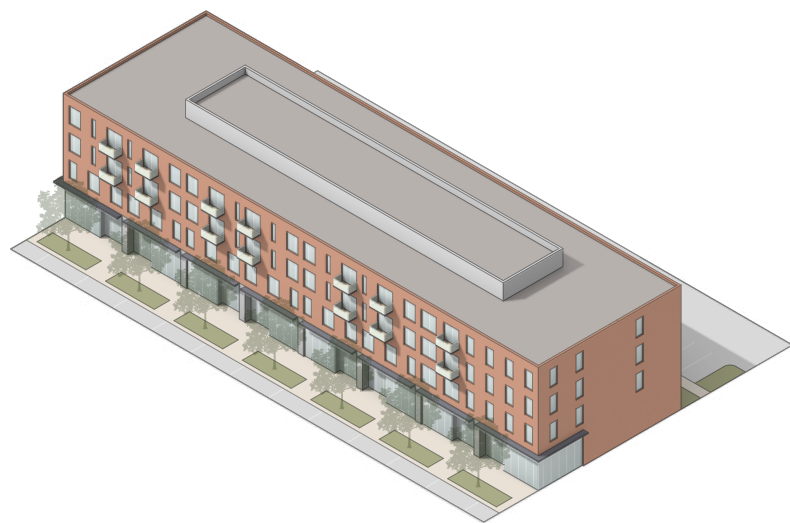
The Master Plan designates the southeast corner of the Hinge 72 site for retail or commercial uses. The City recognizes that the market may favor other retail/commercial projects and is open to other concepts. However, the retail/commercial uses should fit within the Master Plan’s concept of a walkable, urban setting.

Burlington Extension and Pedestrian Bridge

Burlington Street currently ends at 75th Street. It’s extension to 72nd Street will provide a vital link for the site, let alone downtown and the larger Hinge area. In addition, the City will divert truck traffic from Main Street to Burlington to increase pedestrian safety and access to key Hinge developments along Main, including the Hinge 72 site. A pedestrian bridge will allow a key connection to the Papio NRD trail. Thanks to Congressman Don Bacon, \$2 million is included in the House Appropriations bill for the extension. The City is actively seeking the estimated additional \$3 million to complete the project.

North South Internal Connector

Within the Hinge 72 site, the Master Plan proposed a new north-south internal connector, aligned roughly with 73rd Street to the north, to improve access and circulation.



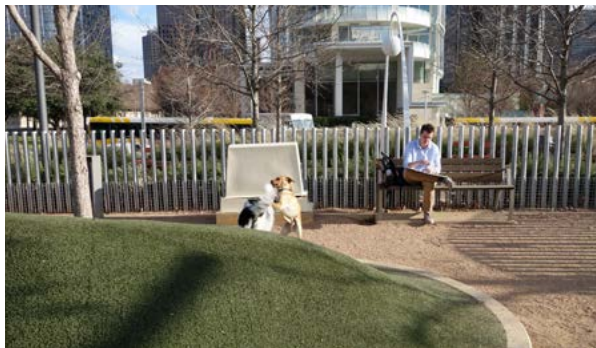
Model Mixed-use Building - Downtown | Hinge Design Guidelines

Ralston Creek Restoration

Restoration of Ralston Creek was a key initiative proposed by the Master Plan. As envisioned, the restored creek would meander as it originally did, with its sloped embankments splayed back and planted with native grasses and wildflowers. The transformed space would allow safe access to the waterway. The City has retained an engineering firm that conducted a condition analysis of the stream and prepared a conceptual plan for improvements. The plan looks to raise the flowline of the stream and to stabilize the creek banks at a 4:1 slope to achieve easier access. The Hinge 72 project will need to incorporate a 50-foot buffer strip from the ordinary high-water level (as long as 4:1 side slopes or greater are achieved) on each side of the creek that provides space for park-type amenities, trails, and green space. A developer may choose to incorporate these design elements into a proposal. The buffer area results in an approximate 130-foot-wide easement area. A link to the creek restoration conceptual plan that illustrates the creek realignment and top-of-bank design has been included within this document. Final design of the creek improvements has not begun and thus the exact alignment of the creek and buffer area may be able to be slightly adjusted to accommodate the vision of the selected proposal as well as other constraints in the area.

Park/Green Space

A central feature of the Hinge 72 site will be a linear park/green space largely located in the Ralston Creek right-of-way. Within the green space, the City of Ralston is committed to providing public amenities to complement the developers' vision for the Hinge 72 site. The following elements are possibilities:



Dog Park

Dog parks are attractive amenities to apartment dwellers and those living in a designed urban area. Ralston is also considering a larger dog facility in Ralston Park, but a smaller feature within the Hinge area would accommodate its future residents.



The Shed/Meadow

The Shed was envisioned as an indoor/outdoor structure programmable for events that opens onto a display meadow of native grasses and wildflowers. In light of changes to the Master Plan and the development of the Granary Green, the City is open to changes to this concept.



Plaza Honoring LaDonna Johnson

Plazas with interactive water features are major draws for families and children. These interactive features can be a catalyst for adjacent ground-level retail and restaurant uses. The City has a commitment to the family of LaDonna Johnson to construct a water feature somewhere in the Hinge area in appreciation of her generous endowment. While this location does not have to be in the project area, the City is committed to the investment.

The City is actively seeking grants and funding from federal and local sources for these portions of the project.



Bushwackers is a famed country bar that interacts with the Granary Green and the Venues event facility, creating a one-of-a-kind event experience.

04 Reference Materials

ZONING / PLANNING

The Hinge 72 site is zoned Town Center (TC). Permitted uses for this designations are modified by the Hinge Overlay District listed in section 4-20 of the Ralston Zoning Ordinance. *(There is no minimum or maximum lot size).*

Permitted Uses By Right

Residential (no group residential)	Clubs	College/University
Daycare (Limited & General)	Guidance Services	Health Care
Parks & Recreation	Postal Facilities	Primary Education
Public Assembly	Religious Assembly	Safety Services
General Offices	Auto Services	Bed & Breakfast
Business Support Services	Business/Trade Schools	Cocktail Lounge
Commercial Recreation	Communication Services	Consumer Services
Food Sales (Limited)	Food Sales (General)	General Retail Services
Laundry Services	Liquor Sales	Lodging
Personal Improvement	Pet Services	Restaurants General
Surplus Sales	Veterinary Services	Gaming Facilities
Food Trucks	Off Street Parking	Custom Manufacturing
Transit Stops	Solar Roof Panels	Utilities

Conditional Use Permits Required

Convenience Storage
Restaurants (Drive In)
Light Industry
Broadcasting Tower
WECS
Wireless TeleComm Towers
Secondary Education



Ralston's 4th of July Parade

Ralston Creek / Floodplain

A portion of the developable area of the Hinge 72 site is currently located in the floodplain but is outside of the designated floodway. However, the area is in the final stages of undergoing remapping that proposes to reduce the floodplain limits. A copy of the proposed mapping can be found at <https://papiofloodmaps.org/map-viewer/>. The developer will want to ensure that improvements are constructed above the 100-year floodplain elevations and to obtain a floodplain development permit if improvements are located within the floodplain area. Because this area contains a designated floodway, the primary component of the floodplain development permit will be to ensure that improvements are outside of the floodway and are constructed above the mapped floodplain elevation. Review and issuance of a floodplain development permit will be conducted by the City of Ralston with consultation from the local Natural Resources District (NRD). The creek restoration project is also likely to impact the floodplain boundaries and will require a CLOMR/LOMR. The developer will need to coordinate with the City as this project progresses to ensure congruence between the improvements.



Out of the Box is a high-end furniture and architectural design store with beautiful showrooms and a huge following in the Metro.

As mentioned, the Hinge 72 site is guided by the Downtown | Hinge Master Plan and Design Guidelines.

(Listed in section 4-22 of Ralston Zoning ordinance, negotiated during TIF process). Copies can be found at the following links:

Ralston Zoning Ordinance

https://www.cityofralston.com/sites/g/files/vyhlf6046/f/uploads/zoning_ordinance-adopted_nov2020_current.pdf

Downtown | Hinge Master Plan

https://www.cityofralston.com/sites/g/files/vyhlf6046/f/pages/hinge_downtown_master_plan_adopted_november_2019.pdf

Downtown & Hinge Design Guidelines

https://www.cityofralston.com/sites/g/files/vyhlf6046/f/pages/downtown_hinge_design_guidelines.pdf

The City has created a Design Review Committee (DRC) to review designs in the Hinge District. The DRC ensures there is continuity and compatibility in designs across the District to protect developer investment.

City Preferred Land Uses

The City is open to a number of potential uses. The site’s Town Center zoning accommodates a wide range of uses, including residential and commercial. The City’s primary concern is that the Hinge 72 proposals support of the goals of the Downtown | Hinge Master Plan.

Transportation

The site sits along 72nd Street, one of the Metro’s busiest thoroughfares with approximately 40,000 vehicles a day traveling on the corridor at Main Street. Both 72nd and 84th Streets provide easy access to I-80. A public bus line currently travels along 72nd Street. Long-term plans for implementing a bus rapid transit (BRT) line along the same corridor has been proposed. If regional transportation is expanded south along 72nd Street, the City plans to build a transit stop just south of Main Street.

Site Access

Main Street, an internal connector aligned with 73rd Street, and the proposed extension of Burlington Street to 72nd Street will provide access to the Hinge 72 site.

Major Utilities

Power, natural gas, water, sewer, and telecommunications infrastructure is located in and around the site. The major utility providers and current contact information from is below:

Provider	Utility	Contact	Phone	Email
Allo Communications	Telecomm	Ed Jarrett	402-414-0621	edward.jarrett@allofiber.com
Black Hills Energy	Gas	Ron Handke	402-689-7817	Ron.Handke@blackhillscorp.com
City of Omaha Traffic Division	72nd Street	Jeffrey Riesselman	402-444-7136	Jeffrey.riesselman@cityofomaha.org
City of Ralston Public Works	Sewer	Greg Dittmer	531-389-1435	gdittmer@cityofralston.com
City of Ralston Public Works	Streets	Greg Dittmer	531-389-1435	gdittmer@cityofralston.com
Cox Communications	Telecomm	James Saville	402-616-6831	James.Saville@cox.com
Great Plains	Telecomm	Jackie Owens	402-490-2878	jowens@gpcom.com
Lumen	Telecomm	Heather Gamon	402-739-9968	Heather.Gamon@lumen.com
Metro Utilities District	Water	Emily Hovda Walton	402-504-7955	Emily_HovdaWalton@mudnebr.com
Omaha Public Power District	Electric	Devin Meisinger	531-226-3729	dmeisinger@oppd.com



Granary District - Event Venues

Environmental Assessment

Phase 1 Environmental Assessments for the AAA Building Components (including Quality Windows and Doors) and Chieftain properties have been completed and are available at:

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/aaa_quality_windows_doors_phase_1_environmental.pdf

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/chieftain_dudleys_phase_1_environmental.pdf

Site Topography

A full topographic survey has not been completed. A visit to the site can be arranged by contacting Rick Hoppe, the Ralston City Administrator, at rhoppe@cityofralston.com. Douglas County GIS is another source for reviewing the site's topography.



The Ralston Arts & Creative District chose Ilaamen Pelshaw's "Everybody Belongs" as the winner of the Recycled Letters Art Competition.

REFERENCE MATERIALS AVAILABLE FOR REVIEW

The following reference materials are available for developers:

Downtown | Hinge Master Plan

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/hinge_downtown_master_plan_adopted_november_2019.pdf

Downtown | Hinge Design Guidelines

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/downtown_hinge_design_guidelines.pdf

Downtown | Hinge Streetscape Plan

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/downtown_hinge_streetscape_plan.pdf

Hinge Infrastructure Assessment

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/hinge_infrastructure_assessment.pdf

Burlington Street Extension ROW

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/burlington_extension_row.pdf

Ralston Creek Restoration Project Easements

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/ralston_creek_restoration_easement_areas.pdf

AAA (including Quality Windows & Doors) Alta Survey

https://www.cityofralston.com/sites/g/files/vyhlif6046/f/pages/aaa_quality_windows_doors_alta_survey.pdf



05 Submission Details

THE PROPOSAL

Prospective developers or development teams are encouraged, but not required, to visit the site and meet City staff prior to submitting proposals.

The developer(s) shall submit proposals to a level of detail sufficient to illustrate and communicate the developer's physical concept. Development proposals will be expected to include and/or be accompanied by the following:

- **Project Extent** - Developers should indicate if they intend to develop the entire site or if they prefer to develop only a portion thereof, as well as the development phasing of the project.
- **Project Narrative** - Developers should provide a narrative discussion that conveys their understanding of the City of Ralston's goals for the site, and any potential redevelopment issues. Developers should discuss on a preliminary basis their vision for the site to a degree that allows the City of Ralston to evaluate the correspondence of that vision with its own.
- **Example Projects** - Developers are to provide one or more examples of their completed projects that are similar in scope and scale to the Hinge 72 site.
- **Site Plan, floor plans, elevations, renderings, and materials** - A conceptual site plan, floor plans, elevations, renderings, and materials board depicting the developer's vision for the site shall be provided. Digital & printed copies of these graphics are expected as part of the submission.
- **Schedule** - Anticipated entitlements, design, construction schedule, lease-up/sales, and development phasing shall be provided.
- **Budget and Financial** - Development budget including costs and proposed financial structure (debt, equity, grants). Status of financing/evidence of financial commitments. Pro forma financial projections through construction period to project stabilization. The City envisions selling all or part of the site to developers at a price to be negotiated.
- **Marketing** - Proposals should include a narrative on the marketing and/or leasing plan for the project including market expectations and estimated absorption rates.
- **Public Sector Participation** - Requested incentives from City, if any.

The City would consider a master developer working with sub-developers. The site is divided into separate parcels, which could support this model.

SUBMITTAL INSTRUCTIONS

Submit five (5) hard copies and one (1) digital copy of the proposal to the City of Ralston at the following address:

Rick Hoppe
Ralston City Administrator
City of Ralston
5500 S. 77th St.
Ralston, NE 68127
rhoppe@cityofralston.com

Question Submittal & City Meeting Period:

Developers should submit all questions relating to the RFP and project as well as schedule meetings with the City of Ralston from **January 2 - 31, 2024**.

Proposal Submission Deadline:

Proposals will be accepted until 5:00 p.m. on **March 1, 2024**.

ACCEPTANCE OF PROPOSALS

The City of Ralston reserves the right to reject any or all proposals that do not meet the project requirements. The City of Ralston also reserves the right to re-advertise the project if acceptable proposals are not submitted by 5:00 p.m. on January 31, 2024. Acceptance of proposals will be based on the best overall developer plan that meets the objectives of the City of Ralston and adds the most value to Downtown Ralston and the community. Value considers the selling price of the site balanced with the functional and aesthetic qualities of the proposed design.

GENERAL STIPULATIONS

- The City of Ralston is not responsible for any expenses which developers may incur in preparing and submitting this proposal.
- The City of Ralston reserves the right to request or negotiate modifications to the proposals that are deemed appropriate.
- The City of Ralston reserves the right to accept or reject any or all proposals and waive any irregularities in the interest of their organization.
- The City of Ralston anticipates interviewing shortlisted developers; however, the City does not preclude the direct selection of a developer if warranted.
- The City of Ralston also reserves the right to request more detailed information from one or more developers to provide for a reliable comparison between proposals.
- The City of Ralston is to retain ownership of the submittals once they are received.
- Developer selection will be finalized upon successful negotiation and execution of a developer agreement with the City of Ralston.

For questions concerning this RFP, please contact:

Rick Hoppe
Ralston City Administrator
(Email): rhoppe@cityofralston.com
(Phone): 402-610-2720

ANTICIPATED SCHEDULE

Issue Date:	December 1, 2023
Deadline for RFP Submissions:	March 1, 2024
Anticipated Developer Selection Date:	April 1, 2024
Anticipated Developer Groundbreaking:	Spring/Summer 2025