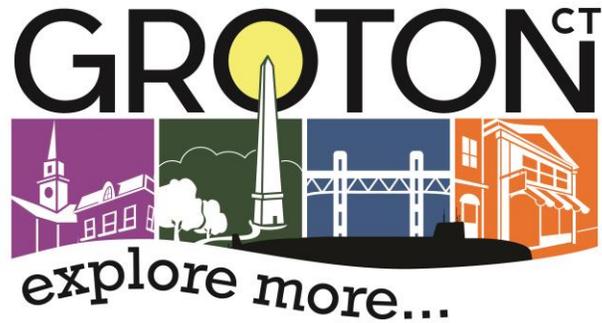


**REQUEST FOR PROPOSALS
20-05
COLONEL LEDYARD SCHOOL
TOWN OF GROTON, CONNECTICUT**



July 2019

TOWN OF GROTON, CONNECTICUT

REQUEST FOR PROPOSALS (RFP)

Issued: Thursday, July 25, 2019

Sealed proposals are being requested for the sale or lease of publicly owned property, in accordance with all terms and specifications contained herein, and will be received by the Town of Groton, CT until the following deadline:

Two thirty (2:30) o'clock P.M., Friday, September 27, 2019

Three paper copy submittals and one electronic copy on a flash drive must be delivered by mail or hand-delivered in sealed envelopes addressed to the Town of Groton, Purchasing Division, 45 Fort Hill Road, Groton, CT 06340 Attn: Eileen Cardillo, Purchasing Agent. The submittals should be marked referencing "RFP 20-05 Colonel Ledyard School".

THERE WILL NOT BE A PUBLIC OPENING AND PROPOSALS RECEIVED WILL NOT BE RELEASED UNTIL A PURCHASE AND SALES OR LEASE AGREEMENT IS FINALIZED.

Questions regarding this RFP should be directed to ecardillo@groton-ct.gov no later than 12:00 P.M. on Friday, September 13, 2019

ADMINISTRATIVE POINT OF CONTACT:

Eileen Cardillo, Purchasing Agent

45 Fort Hill Road
Groton, CT 06340
(860)441-6681
ecardillo@groton-ct.gov

SITE VISIT AND PROPERTY CONTACT:

Paige R. Bronk, Manager of Economic and Community Development
Town of Groton, Office of Planning and Development Services

134 Groton Long Point Road
Groton, CT 06340
(860)448-4095
pbronk@groton-ct.gov

GENERAL CONDITIONS AND TERMS:

The Town of Groton (Town) reserves the right to accept or reject any and all proposals in whole or in part, to waive any technical defects, irregularities, and omissions, and to give consideration to past performance of the prospective respondents where the interests of the Town will be best served. The Town reserves the right to directly negotiate with any entity who submits a proposal in response to this RFP and to award a contract based upon those negotiations alone. The Town reserves the right to request interviews of developers, discuss all project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town prior to final award.

The Town may determine that proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such proposal from further consideration. Proposals arriving after the deadline may be returned unopened, or may simply be declared non-responsive and not subject to evaluation, at the sole discretion of the Town. All original documents and drawings shall become the property of the Town once submitted. The Town is not responsible for any costs related to the preparation and/or submittal of proposals or any subsequent costs related to presentations or clarification pertaining to this RFP. All costs are the responsibility of the prospective respondent.

“Proposal” shall mean quotation, offer, qualification/experience statement, and/or services. Prospective respondents shall also mean vendors, offerors, or any person or firm responding to an RFP.

All prospective respondents are responsible for insuring that no addendums have been made to the original RFP package or that all addendums have been received and addressed. All submitted packages and addendums are located at the Town of Groton Purchasing Division and on the Town municipal website.

There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town asks that companies refrain from requesting proposal information concerning other respondents until an award has been executed. Proposal materials become public information only after the execution of an award.

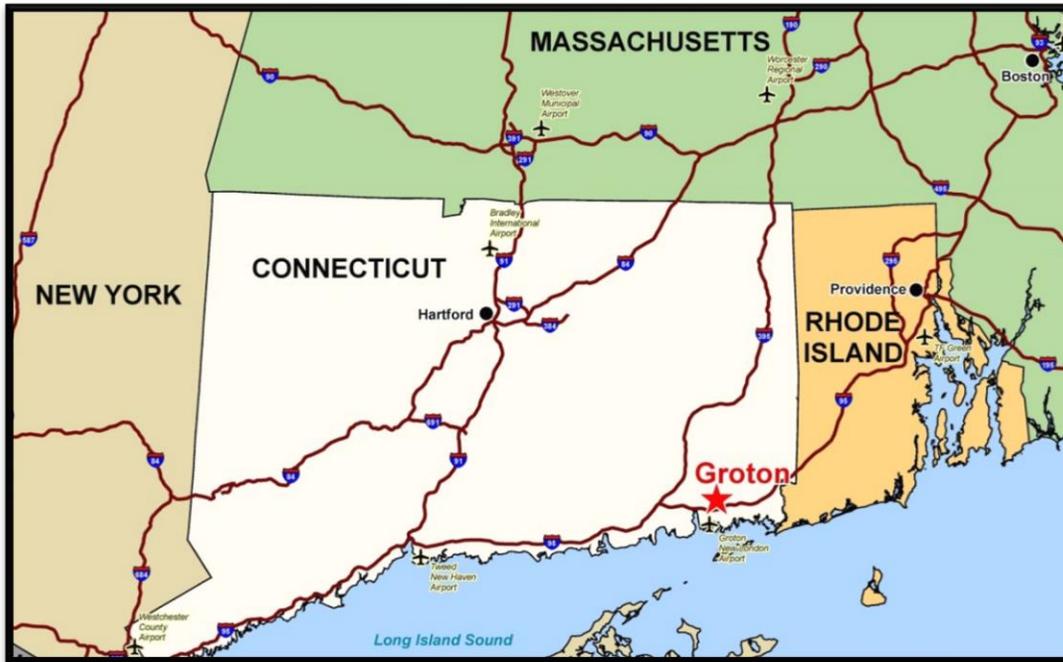
The prospective respondent warrants, by submission of a proposal, that he is not an employee, agent, or servant of the Town, and that he is fully qualified and capable in all material regards to satisfy the requirements and fulfill the proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and the prospective respondent. The prospective respondent warrants that he has not, directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of fully competitive process. The prospective respondent warrants that he has not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town for the purposes of obtaining any contract or award issued by the Town.

The submission of a proposal shall not bind the Town of Groton, nor does it constitute a competitive bid. The Town reserves the right to reject any and all proposals. Faxed proposals will not be accepted. If you are awarded the subject purchase which has a value of \$50,000 or more, you will be required to sign and submit, at the time of purchase and sale execution, a certification, certifying that you, your company,

and specified other individuals have given no gifts to Town personnel and other individuals set forth in the certification.

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1. Project Overview:

The Town of Groton is soliciting proposals from qualified and experienced development teams that best serve the economic and community development interests of the Town. The site, located at 120 West Street (property ID 168807695041 E), is owned by the Town of Groton and also located within the City of Groton political subdivision. The Colonel Ledyard building is 20,378 square feet and sits on 8.32 +/- acres of land. The Town has been active in the marketing and redevelopment process.

The primary objective of the Town is the planned and timely redevelopment of this property in a way that maximizes financial and community benefits. This 1963 property is unique given its proximity to the mixed use area at the Five Corners Neighborhood and also four blocks from Electric Boat. The Town desires for the property to realize its highest and best use and to contribute to Groton’s tax base.

Applicants are encouraged to view the Town of Groton’s webpage for “Colonel Ledyard” project found at: <https://www.exploremoregroton.com/site-selection/featured-properties/p/item/409/colonel-ledyard-school>

The webpage serves as the primary data source including project description, property card and map, photos, phase I environmental reports, floor plans, and more.

2. Municipal Process:

This Colonel Ledyard School project is a redevelopment effort and not a real estate transaction. This Town-owned property has been promoted, marketed, and shown to multiple interested parties beginning in 2019. The formal solicitation of qualified proposals begins with the issuance of this RFP. Proposals will be reviewed and evaluated based upon their responsiveness to the RFP. Submitted proposals will be reviewed by a municipal team, who will determine the best qualified submittals based upon benefit to the Town with regard to the evaluation criteria stated within this RFP. All materials

provided will be taken into consideration. Interviews or follow up information requests may be involved during the review process.

Following the initial evaluation process, proposals will be forwarded to the Groton Town Council for further consideration and short list selections. There may be scheduled direct communication between the Town Council and short list candidates. Additionally, there may be ongoing discussions with short-listed firms prior to the final selection of the preferred development team and proposal.

Once a preferred developer is selected, there will be detailed discussions regarding the creation of agreements specific to the future development.

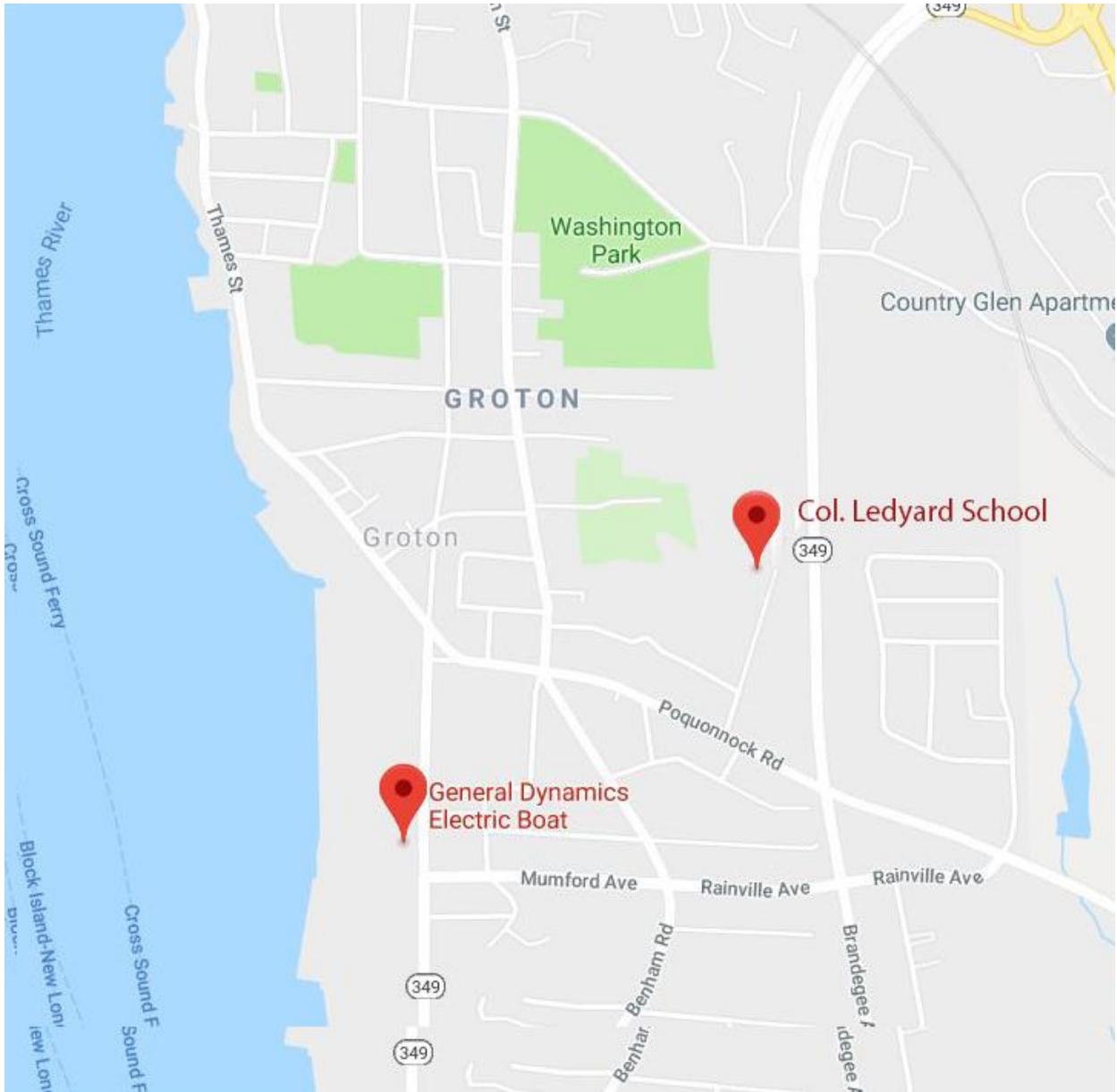
3. Site History:

The site was occupied by the former Colonel Ledyard Elementary School built in 1963. It is located near the mixed use Five Corners Neighborhood within easy walking distance to Electric Boat. The eastern property line is parallel to the Clarence B. Sharp Defense Access Highway. The school most recently served grades Pre-K through 3rd grade until it was closed in 2008.



4. Current Zoning:

The property is currently zoned residential (City of Groton R8). However, the recently adopted Section 6.13 Historic/Institutional Adaptive Reuse Zoning became effective on December 21, 2017 within the City of Groton. This zoning allows for a variety of additional uses such as multi-family, professional offices, restaurant or retail, as well as the existing permitted uses in the underlying zoning districts. Although a residential use may be part of a future development, the Town assumes that there may be other suitable uses for the property. The Town desires to entertain the best plans possible for this property. The text of Section 6.13 of the City of Groton Zoning Regulations can be found under Attachment B of this RFP.



5. Community Background:

Established in 1705, the Town of Groton is a charming Connecticut shoreline community that borders Fishers Island Sound between the Thames and Mystic Rivers. The Town is 38.3 square miles in size, has over 3,500 acres of protected open space, an excellent public school system, a state-recognized senior center, active recreation areas, watershed lands, and 58 miles of shoreline. The population is 40,136 residents with 16,283 households. Average household income is \$83,725 with median household income at \$60,147. The median single family home sales price is \$246,100.

The Town of Groton, along with neighboring New London, is regarded as the “economic engine” for southeastern Connecticut. Strategically located between New York City and Boston, the Town is afforded excellent regional highway (Interstate 95 and 395) and rail (Amtrak Northeast Corridor) access, a deep water port, water taxi service, an airport, a foreign trade zone, airport development zone, and an

enterprise zone. With a total workforce around 38,000 jobs, Groton is home to the U.S. Navy Submarine Base (10,150 employees), the General Dynamics Electric Boat Corporation (10,000 employees), Pfizer Pharmaceutical (3,400 employees), and Avery Point, a regional campus of the University of Connecticut (75 staff, 30 full-time faculty, and many part-time instructors). The Town's strengths lie in these large legacy companies and establishments that dominate its manufacturing industry, defense industry, and the biotech and life sciences industry. Referred to as the "Big 3" (The Base, EB, and Pfizer), these employers make up nearly 60% of the town's workforce.



6. Investment Opportunity and Market Analysis:

Since its closing 11 years ago, this property is now ready for new life. This 8.32 +/- acre property is located near the City of Groton's Five Corners Neighborhood and Electric Boat. With Electric Boat announcing the hiring of thousands of employees over the next decade, Colonel Ledyard School offers a unique investment opportunity.

In 2016, the Town invested in the completion of a community wide market analysis. Prospective development teams are highly encouraged to take advantage of this resource. It contains significant demographic, economic, and real estate data specific to market and consumer demands. General community findings include demand for mixed use, restaurants, hotels, higher quality retail, multi-family residential, and more. Additionally, it is important to note that area employment is projected to grow by thousands over the next 5+ years as General Dynamics/Electric Boat increases its workforce in order to design and build a new class of submarines. The new hires will have a major impact on Groton's economy over the short term. This analysis can be found on the Town of Groton webpage (www.exploremoregroton.com) or the following link:

[Town of Groton Market Analysis](#)



7. Access and Roadways:

Access to the property is currently from West Street. West Street is a predominantly residential street. The eastern property line parallels the Clarence B. Sharp Defense Highway (non-access). There is a current investigation regarding a possible curb cut on the Clarence B. Sharp Defense Highway for this purpose. The property is a three minute drive to I-95, four block walk to Electric Boat, five minute drive to the U.S. Navy SUBASE, ten minute drive to Amtrak, and a five minute walk to the water taxi.

8. Utilities:

There are no generators, transfer switches, solar panels, wind turbines or inverters at the building. Electricity, water and sewer are available. Natural gas is not available.

9. Environmental Assessment and Remediation:

A No. 2 heating oil tank remains on the building site and the Town has plans to remove the underground tank before any sale or transfer of the property. The Town has procured a Phase I Environmental Site Assessment. The full report can be found on the project website. The executive summary is as follows:

Eagle Environmental, Inc. (Eagle) conducted a Phase I Environmental Site Assessment (ESA) at the Former Colonel Ledyard School located at 120 West Street in Groton, Connecticut (hereinafter referred to as "the Site"). This Phase I ESA was performed in accordance with the scope and limitations of American Society for Testing and Materials (ASTM) standards E1527-13 and meets EPA's All Appropriate Inquiry (AAI) standard. The Phase I ESA included an environmental databases search, review of local, state, and federal regulatory agency files, and a reconnaissance of the Site and vicinity. No sampling or other intrusive activities were conducted as part of the Phase I ESA. An evaluation for the presence of suspected asbestos-containing material (ACM), lead-based paint (LBP), poly-chlorinated biphenyls (PCB) containing building materials or radon gas was not included in the scope of work for the ESA.

The major findings of the Phase I ESA are as follows:

- The Site consists of one (1) parcel of land totaling 8.32-acres and currently occupied by a vacant, 20,000+/- square foot (s.f.) elementary school building constructed in 1963. Historically, the Site consisted of vacant, forested land prior to the school construction;
- The Site building currently utilizes a 6,000-gallon, fiberglass underground No. 2 fuel oil storage tank (UST) installed in 1991 and listed as temporarily closed. This tank replaced a previous 7,500-gallon, steel UST installed in 1963 and removed in 1991;
- The Site is served by public water and sanitary sewer; and,
- The Site does not appear to qualify as an "Establishment" as defined by the Connecticut Transfer Act.

Eagle identified one (1) data gap, as defined by ASTM E1527-13, during the records review that could affect our ability to identify known or potential releases of oil or hazardous materials at the Site. Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation, Solid Waste,

Oil and Chemical Spills and Correspondence, and Soil Vapor files for the Town of Groton were not available for review at the time of our CTDEEP file search. It is possible file information may contain information relative to the Site including past releases.

This Phase I ESA has revealed evidence of three (3) recognized environmental conditions (RECs) in connection with the Site at the time of this report.

REC No. 1: Underground Storage Tank Location

A 6,000-gallon No. 2 fuel oil UST currently serves the Site building. The UST replaced a previous UST installed in 1963. No previous tank removal closure report, including laboratory analytical results of the tank grave soil, was available for review. There is a potential for a release to have occurred in the tank grave area that could have impacted soil and groundwater.

REC No. 2: Potential Pesticide Applications

Local and state-owned institutions typically applied persistent pesticides around the perimeter of their buildings for maintenance from the 1950s through the 1970s. Pesticides can remain at application sites and are commonly detected in association with school construction/reconstruction projects. If pesticides were applied to the Site property, there is potential for an impact to soil and groundwater.

REC No. 3: Lead and PCBs Along Building Perimeter

Buildings constructed prior to 1978 typically contain lead-based paint, and many buildings constructed between 1950 and 1970 also contain polychlorinated biphenyls (PCB) caulking and glazing compounds. These materials, when applied to exterior building surfaces, weather and erode onto the ground surface leaving lead and PCBs in shallow soil at the building perimeter.

Based on the findings and conclusions discussed herein, Eagle recommends conducting a Phase II Environmental Site Investigation to assess conditions in the area of the underground fuel oil tank and the perimeter of the school. In addition, Eagle recommends completion of a dye test to confirm that the boiler room floor drains are connected to the sanitary sewer system.

10. Resources:

The following resources are available on the Town's website at www.exploremoregroton.com or by following the link:

<https://www.exploremoregroton.com/site-selection/featured-properties/p/item/409/colonel-ledyard-school>

- Phase I Environmental Site Assessment
- Property Card/Maps
- Photographs

11. Development Guidelines:

The Town of Groton desires the property to be developed in a manner consistent with the following development guidelines:

- Implementation of a quality development including use, design, and function, that will be an asset to the Town;
- Completion of the project in a timely, planned, and well-executed manner;
- Development which is complementary to the existing and surrounding neighborhood;
- Management of traffic circulation;
- Retention of significant trees and planting of new landscaping; and
- Minimization of lighting impacts to adjacent properties

12. Project Incentives:

The Town’s primary goal is to attract the best development team to redevelop the property in a timely, superior, and well-planned manner. The Town is also interested in receiving a competitive offering for the property, one that maximizes financial and community benefits to the Town. This specifically includes adding the property to the Town’s grand list to generate property taxes.

The Town will entertain proposals that require incentives to improve project success. Such incentives would be considered as a part of the competitive evaluation to be scored against other submittals. Additionally, the requested incentives are not guaranteed and are a part of a negotiated process involving the developer and the Town. Potential incentives may include, but are not limited to the following, and are subject to the quality and caliber of the development proposal:

- Local technical assistance with local and state permitting
- Assignment of a local project liaison to assist with project completion
- Tax abatement programming
- Infrastructure assistance funding

Prospective developers may integrate these and other incentives into their proposals for review by the Town. The consideration and granting of incentives is contingent upon the total value of the developer’s proposal. The decision to grant any incentives will be packaged with the final award to the selected development team.

13. Evaluation Criteria:

A prospective developer’s financial offering will not be the only evaluation criterion. Each proposal will be evaluated by the Town upon the following:

- Project Approach:
 - Compliance with the RFP submission requirements
 - Clear and comprehensive submittal
 - Rational, detailed, and thorough approach to implementation
 - Degree to which project complies with local plans
- Team Qualifications and Experience:
 - Demonstrated experience in completing similar projects

- Strength of the team including project lead, engineering, architectural design, construction, financing, etc.
- References for key completed projects
- Project Viability and Ability to Execute Project in a Timely Manner:
 - Demonstrated project marketability
 - Demonstrated evidence supporting project financing
 - Reasonable timeframe to initiate and complete project
 - Demonstrated on-time completion of past projects
 - Reasonable demands or requests from the Town
- Benefit to Town:
 - Financial offering and benefit to the Town
 - Taxes to the Town upon full build-out
 - Quantitative and qualitative benefits to the Town
 - Building design and efficient use of property
 - Other community benefits (public use, amenities, other)

Criteria	Possible Points
Project Approach	20%
Team Qualification and Experiences	20%
Project Viability and Ability to Execute Project in a Timely Manner	30%
Benefit to Town (including financial offering)	30%

14. Submittal Requirements:

Below are the submission requirements. The Town of Groton is not responsible for errors and/or omissions.

Submission Format: Respondents are required to provide three (3) paper copies of their proposal plus one electronic copy on a flash drive. Each proposal must contain all information as outlined below. Relevant supplemental information will be accepted within and in addition to the submission format. Submissions that omit requested information may be subject to disqualification.

- Executive Summary
- General narrative description and site plan/sketch for the proposed project including basic elevation renderings.
- Contact information (names, phone, address, email) for the development team plus the identification of the primary contact person.
- Statement of Qualifications

- Financial offer (Proposals are subject to final competitive negotiation).
- If applicable, estimated number, type, and salary range of created full and part-time jobs.
- A description of the proposed development including, but not limited to:
 - proposed use(s) for proposed building and land
 - building(s) proposed design, configuration, size, height, units, etc.
 - traffic circulation, road improvements, and parking
 - preliminary site plan, conceptual floor plans, and any other submissions that best illustrate the development
 - infrastructure improvements (water, sewer, storm water)
 - proposed planning, design, approval, and construction schedule.
- Description of requested technical or financial assistance from the Town including documented need.
- Project timeline
- Construction budget
- Evidence of financing availability, including the names and addresses of financial references and any other named sources of equity capital.
- List of submitted information requiring confidentiality.
- Project pro forma demonstrating the financial viability of the proposed development.
- For each individual with more than a ten percent (10%) interest in the development entity, respondents must execute a notarized affidavit of non-collusion. A copy of said affidavit must be attached.
- Domestic corporations and other limited liability entities must submit a certificate of good standing from the State of Connecticut Department of Revenue Services:

Department of Revenue Services
Collection and Enforcement Division-Lien Unit
Request for a Status Letter
25 Sigourney Street
Hartford, CT 06106
[Revenue Services](#)
- Respondents that are foreign corporations and those corporations not chartered in Connecticut must hold a certificate authorizing said corporation to do business in the State of Connecticut. These certificates or certified copies are available from the Office of the Connecticut Secretary of State.
- All prospective respondents, in order for their proposals to be considered, must not be delinquent on any property tax or fees issued by the Town. Prospective respondents shall certify that neither they nor any business or corporation fully or partially owned by the respondent is not delinquent on Town property taxes or fees.

IMPORTANT: All proposal materials become the property of the Town of Groton.

15. Submittal Deadline and Review Schedule:

Submissions are due by the date and time specified unless a formal extension has been granted by the Town of Groton. Respondents must ensure that proposals are delivered on time to assure consideration by the Town. The Town of Groton reserves the right to modify the deadline and schedule. The Submission Deadline is final. Late proposals received beyond the deadline will not be considered.

- RFP Issuance and Distribution: 07/25/2019
- Submittal Deadline: 09/27/2019 no later than 2:30 P.M.
- Review by Town: 10/2019
- Interviews with Developer(s): 11/2019
- Recommendation of Preferred Developer: 01/2020
- Town of Groton Review (including P&S): 2020
- Contract Award Date: 2020

The outlined relative schedule is subject to change depending on the review of proposals, negotiations with potential developers, and other factors.

The proposal and all supporting documents must be received by the above-stated deadline at the following address:

Town of Groton
45 Fort Hill Road
Groton, CT 06340
C/o Eileen Cardillo, Purchasing Agent
Attention: RFP 20-05 Colonel Ledyard

16. Reserved Rights/Disclaimer:

The Town reserves the right to select the proposal that, in the exercise of its sole discretion, the Town believes to be responsible and most advantageous to the Town. To this extent, the Town reserves the right to accept an initial offer without further discussion and/or negotiation. The Town also reserves the right to discuss and/or negotiate proposals with any prospective respondents it believes may have a reasonable chance of being selected for an award.

The Town shall not be responsible, in any manner, for the costs associated with responses to the solicitation. The individual responses to this solicitation including all artwork, drawings, plans, photos, models, and narrative material shall become the sole property of the Town upon their receipt. The Town shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the Town chooses unless otherwise agreed upon, in advance, with the prospective respondent.

The Town reserves the right to waive any informality or irregularity when it is in the best interest of the Town to do so, to discuss modification to any proposal, to re-advertise for additional proposals if desired or necessary, and to accept or reject any or all proposals, for any and all reasons.

The Town reserves the right to postpone or reschedule any of the actual or proposed dates or deadlines.

There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town asks that companies refrain from requesting proposal information concerning other respondents until an award has been executed. Proposal materials become public information only after the execution of an award.

The submission of a proposal shall not bind the Town of Groton, nor does it constitute a competitive bid. The Town reserves the right to reject any and all proposals. Faxed proposals will not be accepted. If you are awarded the subject purchase which has a value of \$50,000 or more, you will be required to sign and submit, at the time of purchase and sale execution, a certification, certifying that you, your company, and specified other individuals have given no gifts to Town personnel and other individuals set forth in the certification. See www.ct.gov/das/, click on Affidavits, click on Contractor/Consultant Certification or see Conn. Gen. Stat. §4-252.

17. Attachments:

- A. Property Map and Card
- B. Section 6.13 of the City of Groton Zoning Regulations
- C. Non-Collusion Affidavit
- D. Anti-Kickback Acknowledgment
- E. Proposal Transmittal Sheet
- F. Listing of Officers Sheet



Town of Groton



Colonel Ledyard School



Disclaimer:
 The planimetric and topographic information depicted on this map was compiled by The Sanborn Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, assessor records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
 Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88).

Date: 3/16/2018

Commercial Property Card

Print Date: 11/14/2018

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168807695041 E	120 WEST ST	R8	207/306	8.32
District	Use Code			
CITY OF GROTON	MUNICIPALITIES			

Current Owner

GROTON TOWN OF COLONEL LEDYARD SCHOOL
 120 WEST ST
 GROTON CT 06340

Property Picture



Building Information

Building No:	1
Year Built:	1963
No of Units:	1
Structure Type:	SCHOOL
Building Total Area:	20378 sqft.
Grade:	C+
Identical Units:	1

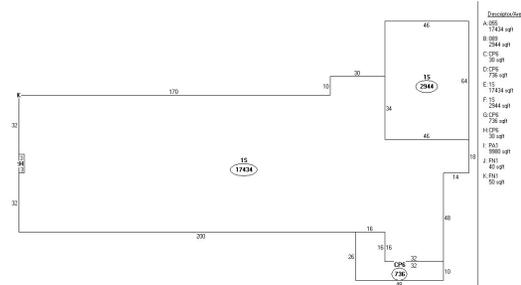
Valuation

Land:	\$345,400
Building:	\$418,400
Total:	\$763,800
Total Assessed Value:	\$534,660

Recent Sales

Book/Page	Date	Price
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Building Sketch



Sketch Legend

---	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	SCHOOL	BRICK VENEER	WOOD JOIST	HW/STEAM	NONE	FAIR
01 - 01	AUDITORIUM/THEATER	BRICK VENEER	WOOD JOIST	HW/STEAM	NONE	FAIR

Section 6.13

Effective December 1, 2016

USE-RELATED PROVISIONS

Historic/Institutional Adaptive Reuse

6.13. Historic/Institutional Adaptive Reuse**6.13.A Purpose**

The purpose of this regulation is to allow for the reuse or redevelopment of municipal, state or institution owned buildings to meet the changing needs of technology, the local economy, and shifting demographics. As technology, demographics and the local economy change public and institutional buildings become functionally obsolete, yet the structure continues to be important to the fabric of a neighborhood. This regulation will allow a significant building to remain by allowing uses that may not be allowed by the existing zoning.

This regulation is intended to:

- a. Allow the reuse or redevelopment of buildings owned or most recently owned by the City or Town of Groton, the State of Connecticut or an Institution to a use that may not be allowed by the existing zoning; and
- b. Allow flexible and innovative uses in order to promote development and preserve historically significant buildings that may be functionally obsolete; and
- c. Ensure that the new use is compatible with the surrounding neighborhood.

6.13.B Pre-requisite

In order to utilize this provision, the applicant must demonstrate that:

- a. The subject building is or has most recently been owned by the City or Town of Groton, the State of Connecticut or an Institution as defined in Section 2.2; and
- b. The building proposed for reuse is structurally capable of being redeveloped for the proposed use; and
- c. The building proposed for reuse contributes to the fabric of the neighborhood and community.

6.13 C Principal Uses Permitted by Special Permit and Site Plan Approval

Any residential, office, commercial, cultural, educational, community service or combination of such uses which is consistent with the purpose of this regulation and which is not detrimental to the character of the neighborhood in which the use is located as determined by the Planning and Zoning Commission. The burden of proof for determining compatibility of uses in a neighborhood shall be upon the applicant.

In addition to the uses allowed by the subject property's zoning district the following uses are generally considered compatible with the surrounding neighborhood, subject to any conditions the Planning and Zoning Commission may impose:

Residential Zoning Districts:

- a. Multiple Family Dwelling provided the open space requirements of Section 6.1.8 a, c, d, f and g are met or an equivalent public open space area is located within 1,000 feet of the property.
- b. Retail Business of less than 8,000 square feet
- c. Restaurant or Eating Facility of less than 6,000 square feet provided outdoor seating is not allowed
- d. Business Services and Professional Offices provided drive through facilities and ATMs are not allowed.
- e. Artist Studios and Galleries
- f. Personal Service Establishments
- g. Specialized Classrooms
- h. Community Residential Counseling Facilities and Rooming or Boarding Houses are not considered compatible with the surrounding neighborhood in residential zoning districts.

Business and Industrial Zoning Districts:

- a. Multiple Family Dwelling provided the open space requirements of Section 6.1.8 a, c, d, f and g are met or an equivalent public open space area is located within 1,000 feet of the property.
- b. Specialized Classrooms

No minimum lot size is required in order to utilize this historic/adaptive reuse section of the Regulations.

6.13.D Design Standards

- 1. The Dimensional Standards for the existing zone shall be used for the proposed use. If the dimensional standards are not clear for the existing zone comparable standards for such proposed use may be used. The Commission may increase the residential density up to twenty percent above what is allowed by the existing zoning if it finds that the increased density is compatible with the neighborhood, the building size is appropriate for such density, and that there are adequate public utilities to accommodate the additional density.
- 2. Nothing in these regulations shall be deemed to prevent additions and new structures on the site as allowed by the Planning and Zoning Commission.
- 3. Nothing in these regulations shall be deemed to require conformance with yard or height regulations where no enlargement, extension, or alteration of the existing building is planned that increases the degree of non-conformity; however, new building or site construction shall conform to the Dimensional Standards of the existing zone.

Section 6.13

Effective December 1, 2016

USE-RELATED PROVISIONS

Historic/Institutional Adaptive Reuse

4. The existing historic or institutional building(s) must be preserved as part of the reuse. Minor alterations or demolitions may be allowed if the Commission finds that the alteration or demolition does not significantly impact the existing building's contribution to the neighborhood or that the building(s) is structurally unsound. No more than 30 percent of the building(s) can be demolished unless the Commission finds that the building(s) to be demolished does not contribute to the historic context of the remaining building or site.
5. The Commission may allow a more flexible use than allowed by the existing zoning if it determines that the existing character of the building will not be substantially changed, that the building is appropriate for the proposed re-use and that the proposed re-use is similar in intensity to the previous use.
6. All applicable State and/or local licensing and permit requirements/standards shall be met.
7. Off Street parking and/or loading requirements shall be determined in accordance with the provisions of Sections 7.1, as needed. The parking space requirements for a use not specifically listed shall be determined by the Commission based on demand generation for a listed use of similar characteristics.
8. Any increase in density as part of the reuse shall adequately address off-site impacts, possibly through improvements that may be required such as roadway and drainage improvements to the access or frontage roadway.
9. A buffer strip shall be provided within the boundaries of the lot if the proposed use is more intense than those allowed by the existing zone.
 - a. The width of the buffer strip shall be at least as follows:

Residential Districts:	25 feet
Commercial Districts:	15 feet
Industrial Districts:	10 feet
 - b. The buffer shall shield the neighboring properties from noise, headlight glare, and visual intrusion and shall provide complete visual screening.
 - c. The Commission may, by Special Permit, reduce or eliminate the width requirement of the buffer strip where:
 - i. Existing topography, landscaping, and/or other features provide an adequate buffer and screening; or
 - ii. Lot size and shape or existing structures make it infeasible to comply with the minimum widths required above, provided screening (planting, fences, berms, etc.) or other methods are utilized to ensure the buffer area meets the intent of the Regulations; or
 - iii. The architectural features of the site are deemed visually important to the neighborhood and the Commission determines that all or some of the property should be left open to be seen.

6.13.E Decision Considerations

In evaluating the appropriateness of the proposed new use, the Planning and Zoning Commission, shall consider the following:

1. The historic use of the site
2. The preservation of all or a portion of the historic building(s)
3. The structural integrity of the building(s)
4. The character and density of the surrounding area
5. The topography of the site
6. The bulk of the buildings existing on the site and the impact of the proposed alterations on the surrounding neighborhood
7. Noise and lighting impacts of the proposed use on the surrounding properties
8. The impact of traffic from the proposed use on the surrounding neighborhood and the ability of the access roads to adequately handle the proposed traffic from the proposed use
9. The extent of the benefit to the welfare of the community to be derived by preserving the existing aesthetic appearance of the site.
10. The adequacy of the water supply, sewage disposal, stormwater management and other utility systems
11. The surrounding zoning as it relates to the proposed uses(s)
12. The allowed and prohibited uses as recommended by the Plan of Conservation and Development
13. The consideration of the bulk of the building(s) as it relates to the surrounding buildings

Attachment C

NON-COLLUSION AFFIDAVIT

(Prime Respondent) _____

State of _____

County of _____

_____, being first duly sworn, deposes and says:

That he/she is _____ (partner or officer) of the firm of _____, the party making the foregoing proposal, that such proposal is genuine and not collusive or sham, that said respondent has not colluded, conspired, connived or agreed, directly or indirectly with any respondent or person, to put in a sham proposal or to refrain from submitting, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the proposal or affidavit of any other respondent, or to fix any overhead, profit or cost element of said proposal, or of that of any other respondent, or to secure any advantage against the Town of Groton or any person interested in the proposed award; and that all statements in said proposal are true.

Signatures:

Respondent, if the respondent is an individual; _____

Partner, if the respondent is a partnership; _____

Officer, if the respondent is a corporation; _____

Subscribed and sworn to before me

This _____ day of _____, 20__

Notary: _____

Printed Name: _____

My Commission expires: _____, 20__

Attachment E

PROPOSAL TRANSMITTAL SHEET -

Colonel Ledyard 120 West Street

Date: _____

I/We _____ the undersigned do hereby submit a proposal to the Town of Groton, Connecticut, for the sale or lease of 120 West Street, in accordance with all terms and specifications contained within said RFP herein. The undersigned acknowledges that the submittal does not rely on the Town of Groton regarding the condition of the property and will make their own investigation on the condition of the property and its suitability for development.

NAME OF FIRM

SIGNATURE

TITLE

SIGNATURE

TITLE

SIGNATURE

TITLE

ADDRESS, CITY, STATE, ZIP CODE

TELEPHONE NUMBER

FAX NUMBER

E-MAIL ADDRESS

Attachment F

LISTING OF OFFICERS SHEET

List the Officers of your Corporation or Principals of your LLC. Evaluation cannot be completed without the attachment.

Complete Company Name

_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position