



Washington City
Where Dixie Began

Land Offering

Washington City – 175 W Buena Vista Blvd., C2 zoning

11.557 ± Acres

Washington City, Utah



OVERVIEW

Washington City is seeking proposals for the commercial development of a municipally owned land parcel located near interstate 15 interchange at the new Exit 11 in a quickly growing community in southwest Utah.

The site is located north of I-15 between Exit 10 and Exit 13 on the SW corner of Buena Vista and Main Street. This site has an approximate area of 11.557-acres. It is zoned for commercial use and is strategically located at a major freeway interchange (Exit 11) that is currently under construction, providing excellent visibility and accessibility. The surrounding area is rapidly developing, with a growing population and strong demand for retail and commercial services.

The objective of this RFP is to identify a qualified developer or development team with the experience and resources to design and construct a commercial development that is consistent with the City's vision and meets the City's Economic Development Mission.

Washington City aims to establish a well-balanced and sustainable economic base through a three-fold approach that expands and strengthens the City's:

1. Sales tax base
2. Property tax base
3. Buying power through well-paying jobs

Washington City is open to a range of commercial development proposals. However, proposals should provide uses that meet the needs of the community, generate significant economic activity, and add value to the area.

Due to the location of this site along with the economic impact that sales tax provides to municipalities, projects that produce significant sales tax revenues through high volume and or high ticket sales will be prioritized. Proposals should demonstrate creativity, innovation, and consideration of the area's needs and limitations especially with respect to water use.

LOCATION & PROPERTY DESCRIPTION

LOCATION

The Washington Main Street property is located north of I-15 between Exit 10 and Exit 13 on the SW corner of Buena Vista and Main Street in Washington County, south of the Brio subdivision at 175 W Buena Vista Blvd.

DESCRIPTION

Approximately 11.557 acres and is located north of I-15 at Exit 11 currently under construction.

LEGAL DESCRIPTION

See Exhibit A-B

ENTITLEMENTS

The designated zoning for this parcel is Commercial-2 (C-2). For a full use of approved and conditional uses under this zoning type, please visit Washington City's website <https://washingtoncity.org/government/records> click on 'City Code Online' view Title 9 Zoning Regulations, Chapter 10 Commercial Zones. City staff will advise applicants on any necessary Conditional Use Permitting and/or zone change requirements based on specific proposals.

UTILITIES

Public utility easements will be required per City standards and must include both existing and future utilities. Final easement descriptions will be coordinated with the successful purchaser/developer.

WATER

Existing water lines on the west of the property may require relocation. Public utility easements will be required per City standards and must include both existing and future utilities. Final easement descriptions will be coordinated with the successful purchaser/developer.

POWER

The successful purchaser/developer will be required to extend the power system from the existing system to service new loads to be located on the property. Extension of the power lines will be per City standards and procedures. Property falls within the Washington City Power area.

IMPROVEMENTS

The successful purchaser/development partner of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, marketing of the project, etc. Please note that UDOT prohibits vehicle access to the parcel from Main Street. Access from Buena Vista Blvd east of Brio parkway is restricted by the City. See exhibit below.

Driveways/access not allowed in areas A and B marked in red.



PROPERTY CONDITION

The subject parcel(s) are ungraded in a natural, raw condition. Photos and video of the site can be accessed here:

<https://drive.google.com/drive/folders/1uj9IQEF8Ef08G8SGTSKIfwxLkXtu-d3h?usp=sharing>

EXHIBIT A - LEGAL DESCRIPTION

**WASHINGTON CITY MAIN STREET/BUENA VISTA BLVD. REMAINDER PARCEL:
BEGINNING AT A POINT S1°06'09"W 362.72 FEET ALONG THE SECTION LINE
AND EAST 17.63 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T42S,
R15W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE
OF BUENA VISTA BOULEVARD, AS SHOWN ON THE BUENA VISTA BOULEVARD
ROADWAY DEDICATION PLAT FILED AS ENTRY NO. 00634748 IN THE OFFICE OF
THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID
SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
N37°51'04"E 15.13 FEET TO THE POINT OF CURVATURE OF A 760.00 FOOT
RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 696.54 FEET ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'42" TO A
POINT ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED,
PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY
PROJECT NO. S-I15-1 (135) 11, IDENTIFIED AS "PARCEL NO. I15-1:194:C; THENCE
ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2)
COURSES: S83°33'36"E 227.93 FEET; THENCE S89°00'17"E 57.00 FEET TO A POINT
ON THE BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED,
PREPARED BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY
PROJECT NO. S-I15-1 (135) 11, IDENTIFIED AS "PARCEL NO. I15-6:194:A; THENCE
ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3)
COURSES: S7°57'29"W 431.77 FEET; THENCE S54°19'42"W 310.23 FEET; THENCE
S49°47'36"W 314.40 FEET MORE OR LESS TO A POINT ON THE NORTHERLY
RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 15; THENCE S54°48'39"W
95.55 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE
N35°11'21"W 416.53 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN
PARCEL DESCRIBED IN DOCUMENT NO. 20200010083 FILED IN THE OFFICE OF
THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY
THE FOLLOWING FOUR (4) COURSES: N70°04'05"E 36.69 FEET; THENCE
N37°51'04"E 94.06 FEET; THENCE N1°01'55"E 66.28 FEET; THENCE N52°08'56"W
153.29 FEET TO THE POINT OF BEGINNING.**

CONTAINING 11.557 ACRES.

INFORMATION FOR RESPONDENTS

OFFER INFORMATION

Please include the following elements in your proposal:

1. Completed proposal form (form and instructions found below)
2. Proposed site layout & project vision concept plan
3. Conceptual design plans and renderings, including site plans, building elevations, and floor plans
4. Project timeline, any applicable phasing, absorption, and estimated start and completion dates
5. Project budget and financing plan
6. Estimated sales and/or property tax revenue generation over time
7. Expected number and type of jobs and median wage, any other relevant qualitative or quantitative information regarding expected job creation
8. Description of relevant experience and qualifications of the development team, including examples of previous similar projects completed
9. Marketing plan and tenant leasing strategy, if applicable
10. Explanation of how the proposed development will contribute to the local economy and community
11. Term of property inspection period
12. Purchase price per acre/square foot

PROPOSAL EVALUATION

Proposals will be evaluated based on the following criteria:

1. Quality and feasibility of the proposed development concept
2. Experience and qualifications of the development team
3. Ability to finance and complete the project on time and within budget
4. Economic benefits to the local community, including tax revenues and job creation with emphasis on sales tax generation.
5. Compatibility with the surrounding community and environmental impact particularly with regard to water use.

SUBMISSION OF PROPOSALS

Washington City requests development proposals for the property known as 175 W Buena Vista Blvd. Proposals should be submitted in writing and include all required information listed above.

The deadline for proposal submission is **Monday, October 2, 2023 at 5:00 pm**. All proposals must be delivered in a sealed envelope or package and clearly marked "Proposal for Commercial Development of Municipally Owned Land at 175 W Buena Vista Blvd." Proposals can be emailed, mailed, or delivered in person to Washington City, Attn: Rusty Hughes, 111 North 100 East, Washington UT 84780.
rhughes@washingtontcity.org

The Municipality of Washington City reserves the right to reject any or all proposals and to negotiate with any qualified proposer. This RFP does not obligate the Municipality to enter into a contract or to pay any costs incurred in the preparation of a proposal. The City may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

SUBMIT PROPOSALS TO:	Washington City Attn: Rusty Hughes
EMAIL ADDRESS:	rhughes@washingtontcity.org
MAILING ADDRESS:	111 North 100 East Washington City, UT 84780
CLOSING FOR SUBMITTAL OF PROPOSALS:	October 2, 2023 at 5:00 pm
ANTICIPATED DECISION DATE:	November 2, 2023
FURTHER INFORMATION:	Rusty Hughes rhughes@washingtontcity.org 435-656-6312

PROPOSAL FORM INSTRUCTIONS

All proposals must be made on the required proposal form. All blank spaces must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals received by Washington City will be designated as protected records and treated as confidential documents.

PROPOSAL FORM

Proposal is submitted to:	Washington City, Attn: Rusty Hughes 111 North 100 East Washington City, UT 84780 rhughes@washingtontcity.org
Date:	
Business Name:	
Respondent Name:	
Business Address:	
Telephone:	
Email Address:	
Signature(s):	

Washington City reserves the right to reject any or all proposals.