

REVIEW OF TANNERY PROPOSALS

INTRODUCTION

The Camden Select Board assigned CEDAC a very specific task to review the four Tannery proposals for consistency with the RFP submittal requirements, the evaluation criteria and a number of other criteria, including but not limited to;

- The Town's Comprehensive Plan
- the Select Board's stated goals and priorities
- Whether proposals require zoning amendments, or tax incentives
- Developer's Experience and Ability to Complete Project
- Post Redevelopment Environmental Responsibilities
- Short and long term costs and benefits to the Town of each proposal
- The Tannery Working Group's Recommendations
- The Apollo Tannery Site Redevelopment Work Group's Guiding Principles.

The intent of CEDAC's review is to provide a systematic consistent review of each proposal, in order to provide a summary of each proposal to the Select Board, and to develop questions, comments or concerns that should be addressed by each entity that submitted a proposal.

CEDAC was not asked to rate or rank the proposals.

SUMMARY DISCUSSION

CEDAC's review of the four proposals for future uses of the Tannery site on Washington Street involved a dive into several relevant documents (listed above), each of which describe lists of guidance, goals or requirements for that property or for the town itself. While each proposal was reviewed specifically against those documents, item by item, there were general themes that were held in common across the majority of them and which sparked conversation that we feel the Select board, and indeed citizens throughout our town, should take into consideration as we move forward with this project and others that will impact the future of our community. The costs of this property today have been born by the entire town, and costs, revenue, and benefits will also have town-wide impact. And while each of the topics below can be looked at individually in regard to this project, the town must decide on the balance that it wants to achieve between open/recreational space, housing, and jobs as they are inter-related.

Jobs are always in discussion – do we have enough to sustain our population? Are they the right kind of jobs that will pay livable wages for our residents? Are the jobs year-round? How can we attract more? Creating jobs that are walkable to the downtown and to the neighborhoods where employees live was the basis of Camden's historic development. Shops lining our Main Street, mills spreading out along the river, marine related industries along the waterfront – they have all fueled the residential, year-round growth of Camden. There are few places remaining to develop additional job growth that fills those same criteria. The Tannery itself was a job creator, with nearby neighborhoods such as "Millville" housing the workers. Many of the documents we reviewed continue to stress year-round job growth, and the town must decide if this continues to be a priority.

Workforce housing is at a premium in Camden as well as within the region. Local/regional companies, both large and small, note that finding employees is a major challenge. Finding housing that is affordable for the general workforce (teachers, office workers, medical workers, police/fire, shop/restaurant workers, etc.) has become increasingly difficult as the cost of both homeownership and rentals have risen faster than the incomes that sustain our workers. Having adequate, affordable workforce housing is vital to sustaining economic growth and providing workforce availability to local companies. "Affordable" single-family homes are regionally increasingly rare – and Camden has seen a decrease in year-round rentals as many homes or apartments have transitioned to short-term vacation rentals. Housing within a walkable distance of our economic center (the downtown) is at a premium, and while Camden has discussed density in the past, it is a topic that we should continue to review and assess as we move away from the downtown district. Looked at in this way, "workforce housing" is clearly related to the creation and sustainability of a year-round economy.

Recreation/Open Space is a desirable feature for any town looking to attract businesses and residents, and greenspace and recreational opportunities that are walkable to residential areas are an asset to any neighborhood. With a state park, Megunticook River and Lake, Ragged Mountain with the Snowbowl and new hiking trails, a new Middle School with fields and playgrounds next door, Shirttail Point down the road, the Riverwalk, Laite Beach, Barrett's Cove, a historic Library and downtown parks, Curtis Island, a new Skate Park, and multiple other similar locations within our borders, close to 30% of Camden's landmass is open to the public for recreational use. Our comprehensive plan states on Page 100 that by both National and State standards, Camden's recreational needs are "fairly well met," and the cost to the town, both in maintenance and lost tax revenue, should be carefully considered as we review town-owned land and its potential uses in the future. As noted below, financial costs to develop and maintain more park space needs to be weighed against the benefits to the town as a whole, and there was discussion regarding an already strained budget as it relates to park maintenance within the town.

Fiscal Impact on the town should be considered in any town planning. It should be noted that “fiscal impact” does not always refer to increasing revenue, but rather a balance of costs versus benefits. It goes without saying that there are assets of this community which have financial costs seen in the budget each year that the community feels are balanced by the benefits they bring to residents and visitors alike – our parks, the Snowbowl, the Opera House are all examples of assets for which Camden has willingly taken on the financial costs. That said, our review of the projects raised questions that should be addressed regarding the long-term costs/benefits of all four projects. We discussed whether projects would add to our tax base, if the entities proposing the projects had financial capacity to complete the projects, if there would be income to the community through property sale (thereby adding to revenue and reducing property tax burdens), if there would be a reduction in maintenance costs to the town (will the town retain ownership and responsibility for the property) and at what scale?

Following this section is a matrix of each project as we addressed the review documents and their specific points for comparison as well as a summary of questions that were raised specifically by the projects themselves.

INSERT PROJECT MATRICES HERE

POTENTIAL QUESTIONS

NORTHLANDS

- Clarification of funding sources including how the 75% discount on property taxes for 30 years is relevant. In specifics, how much money in property taxes is the town not going to get because of this proposed TIF and to what is the benefit to our community?
- How do we insure affordability” of rent beyond the 45 years?
- Who will manage the property?
- Clarify parking calculations
- Will there be any year round employment created as a direct result of this project?

CRANESPORT

- Will the construction of these structures accommodate year round use?
- How permanent are the proposed structures?
- \$250,000 purchase price needs to be further explained. If it is used by the town as a grant match, what are the requested conditions of the town’s use of these funds?
- Does the \$250,000 have to be restricted funds?
- Would developer consider making some of these structures residential (Possibly 2 story live/work)?
- Could your proposal be modified to allow for development of 3 habitat houses on a portion of the property facing Washington Street?
- Who will manage the property?

FRIENDS OF TANNERY PARK

- Many aspects of this proposal are not fully explained including entity, financial capacity, features of the park, site layout. These need to be clarified. Who is the developer and project manager? Who is responsible for maintenance, repairs, inspections and liability?
- Is town prepared to take on another park for the long term?

HABITAT FOR HUMANITY

- Would they be interested committing to in a phased development using more of the property, with increased density?
- How will the houses be designed so as to fit in with the look of neighborhood?
- What green building methods do they plan to use?
- Are future homeowners prepared to manage any required ongoing environmental (brownfield) responsibilities?

GENERAL

- Identify overall fiscal impact to the town.

OBSERVATIONS

- The town should not put a project on the ballot unless they are comfortable with the developer's ability to successfully complete and sustain the project.
- Each developer needs to provide a more realistic schedule based on this having to go to town vote in June.
- The recreation needs of Camden residents are already being met
- Northland and Habitat are making residential out of commercial property. On the other hand, we need affordable housing in close proximity to downtown and middle school.
- Northland project would help us market Camden as having affordable housing options.
- Cranesport is the only project that proposes long term job creation.
- Habitat For Humanity leaves the majority of the parcel undeveloped and less desirable for another project. On the other hand, it provides a limited amount of affordable housing and leaves the property available for other uses.

SITE PLAN, REVIEW AND ZONING

- Habitat and Northland's projects will require zoning amendments to allow for street level residential.
- Northland's project will require zoning amendments to change parking requirements for work force housing projects
- Cranesport proposes to utilize the Business Opportunity Zone (BOZ) overlay zone provision, provided for in Article VIII, District Regulations, Section 17 of the Town's Zoning Ordinance.
- All proposals must show that all proposed access drives to and from the site are reasonably necessary and safe, and will cause no unreasonable impact on vehicles traveling in any public right-of-way or private street, and will not cause unreasonable public road congestion or unsafe conditions with respect to the use of the public roads, and, shall ensure adequate provisions for safe traffic movement of all types, (including vehicular, bicycles, and pedestrians) into, out of or within the development area.

INCENTIVES

- Northlands will require a TIF
- Cranesport is giving the town \$250,000 but earmarking it for a River Restoration grant to be applied for by the town.
- Habitat is asking for the donation of land to build 3 houses.
- Friends of the Park is asking that the town retain ownership of the property, assist in fundraising and manage the park.

Respectfully Submitted,

CEDAC Members

Ellis Cohn
Maria Libby
Steve Matteo
Robin McIntosh
Roger Moody
Meg Quijano
Tom Peaco
Leamon Scott
Jeff Senders

Mike Mullins/Cranesport LLC - Tannery Park Industrial Eco-Village Proposal

Requirements of the Request for Proposals (RFP)

Proposals must include the following

Addressed

Criteria	Addressed		Comments
	Yes	No	
➤ A proposed purchase or lease price for the developer's acquisition or lease of the property in part or in its entirety.	Yes		\$250,000 as match for the Five Star and Urban Waters restoration Grant Program
➤ A detailed description of the proposed use(s) and redevelopment plans for the property, along with a conceptual plan or illustration.	Yes		<ul style="list-style-type: none"> • A 7500 sq ft. Public Plaza that will be the permanent home for the Camden Farmer's Market. Facilities and utilities to support the Farmer's Market. • The Plaza will host a variety of community events in addition to the Farmer's Market throughout the year. • A Gateway Lawn and Greenway that preserves the existing trees along Washington Street as well as an open lawn that will help to open up the site to the west, creating a natural gateway into this area of Town. • 19 workshop structures for makers, artists, and entrepreneurs: (6) 20' x 30' workshops and (13) 30' x 40' workshops • A 4800 sq ft central barn/event center. • Parking for easy access to the workshops and the river. • Restoration of the riverfront and riverwalk. • Public seating and landscaping near the River. • Pavilion for publicly accessible restrooms. • A central trash and recycling building.
➤ A complete description of the developer's entity (corporation, partnership, etc.) and names of all parties, including disclosure of all persons or entities having an interest in the proposal.	X		See proposal.
➤ Estimated development cost, and verifiable evidence of financial capability and capacity to complete the proposed development.	Yes		\$2.48m development cost and \$250,000 site acquisition or grant
➤ Include redevelopment experience, if any, that required your firm to work or collaborate with environmental consulting firms and municipalities on a USEPA Brownfield Cleanup (or equivalent) as part of your firm's redevelopment project.	Yes		See proposal.
➤ A list of previous or current similar projects that the developer or any member of the developer's team was involved with, whether directly or indirectly.	Yes		See proposal.
➤ A complete description of the development team including names, addresses, and individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.	Yes		See proposal.
➤ Reasonably achievable project schedule and time periods for commencing the design, permitting (if needed), construction, and opening /use of new facilities in conjunction with the Town's USEPA Brownfield Cleanup Grant requirements, schedule and deadline.	Yes		Due diligence and negotiation of purchase agreement - 2 months, Town meeting outreach and decision - 6 months, Design and permitting - 6 months, Phased construction - 2 years. Anticipated opening August 2022.

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Cranesport/Mullins Proposal

<p>➤ Include the estimated number of and type of permanent jobs that will be created by this development. If the development is strictly residential in nature, please provide the number of housing units and number of bedrooms per unit proposed. In addition, please detail how any new housing will remain affordable and available to year-round individuals or families. If the project is a community project please detail the community benefits that will be realized by the proposal.</p>	<p align="center">Yes</p>		<p>50-90 permanent jobs. The development of Tannery Park maker Space will provide 19 new workshops, which can be adapted to fit each unique tenant's needs. A number of workshops could double as retail spaces to attract and sell products directly to local and regional consumers. The clustering of entrepreneurs and the creation of community spaces provides an environment in which the creative workforce will grow and thrive. The project is an affordable industrial village, made of locally sourced, sustainable materials using simple, economic construction and focused on three primary 'active' uses:</p> <ul style="list-style-type: none"> • A Common Market • Light Industrial Incubator Spaces • An Event Venue <p>The purpose of this affordable industrial park is to foster entrepreneurship by offering workshops and spaces at affordable rents, below the market cost for purpose-built, freestanding commercial buildings.</p>				
<p>➤ After the Brownfield Cleanup is completed and receives a Certificate of Completion, and the property is entered in the Maine DEP VRAP program, the developer or entity will ensure that the development complies with ongoing environmental requirements and controls.</p>	<p align="center">Yes</p>						
<p>From the RFP "Evaluation Criteria - The Town will evaluate the proposals based on the following criteria:"</p>							
<p>▪ Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).</p>	<p align="center">Yes</p>		<p>Commercial project which will create 50-90 jobs. Taxable valuation is estimated at \$2.5 million, which would generate property tax revenue.</p>				
<p>▪ If the proposed development is not commercial or mixed use, and is solely a residential project, preference will be given to proposals that provide permanent deed restricted affordably priced housing opportunities in the Town of Camden that maximizes density (the number of units per acre) while also implementing green building practices, including the use of solar.</p>		<p align="center">No</p>	<p>No residential housing is proposed.</p>				
<p>▪ Preference will also be given to proposals that are consistent with TWG's recommendations and the ATSTRWG's Guiding Principles.</p>			<p>See the separate analysis in this packet.</p>				
<p>▪ The skills and experience of the redevelopers personnel/team/contractors to pursue local and state approvals as necessary, and the technical and financial capacity of the entity to complete the project.</p>	<p align="center">Yes</p>		<p>See proposal.</p>				
<p>▪ Experience working with the USEPA Brownfield Cleanup program and the Maine DEP VRAP program, or equivalent environmental regulatory agencies.</p>	<p align="center">Yes</p>		<p>See proposal.</p>				
<p>Tannery Work Group Recommendations</p> <p><i>Addressed</i></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Criteria</td> <td style="width: 16.5%;">Yes</td> <td style="width: 16.5%;">No</td> <td style="width: 33%;">Comments</td> </tr> </table>				Criteria	Yes	No	Comments
Criteria	Yes	No	Comments				

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Cranesport/Mullins Proposal

Farmer's Market Remain as Lessee on grass area		No	Farmers' Market to relocate to 7500 sq ft community open space and in 4800 sq ft barn.
Phase 1 -community uses for the site	Yes		Festivals, ice skating, music concerts envisioned.
Phase 2 -Redeveloped Open Space		No	Play areas and sculpture garden.
Phase 3 - Adventure Playground			Developed by Community fundraising and grants.
Phase 4 - Buildings	Yes		That may be either commercial or nonprofit (educational,
That property be leased, not sold		No	
Apollo Tannery Site Redevelopment Work Group's (ATSRWG) Guiding Principles			
	<i>Addressed</i>		
Criteria	Yes	No	Comments
1) Sell the site as a single parcel	Yes		
2) Preference will be given to qualified buyers who will allow some sort of public access to the river walk/path area - at a minimum- a public right of way/easement access.	Yes		Riverwalk protected by Town.
3) The trees that line the street of the site should remain.	Yes		Will be protected by a Town easement
4) Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).	Yes		50-90 jobs are estimated to be created,
5) When targeting/selecting a new owner, the town should consider the economic "multiplier impact" of that new employer – how many other businesses, services, etc. will be stimulated by that new employer <u>re-developing the Tannery site</u>	Yes		
6) The town should target a new employer/owner that will create a new customer base in the area – not simply take customers from other established <u>employers/businesses</u> .	Yes		
7) The town should attempt to create a demand for this site (make it unique) – so it doesn't compete with other sites/buildings that are already available in the <u>area</u> .	Yes		
8) Encourage the new owners to build flexible <u>structures that will be adaptable for future uses</u> .	Yes		
9) The re-development of the site should be attractive and aesthetically compatible with the neighborhood.	Yes		
10) The town should encourage new owners/businesses in the Creative Economy sector.	Yes		
11) The Town should encourage new owners/developers should be encouraged to make positive use of the river – hydro energy, orientation of <u>buildings relative to the river, etc.</u>	Yes		

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Cranesport/Mullins Proposal

12) Educational/cultural use would be acceptable – with emphasis on educational/cultural uses that would create good year-round jobs and pay property taxes – however, a serious non-profit higher education or technical education provider should also be considered.		No	
13) The town should consider the impact of increased traffic to the area. The group understands that increased traffic is likely to occur with re-development/ re-use of the site – but a traffic analysis should be conducted to consider:		No.	None of the project submittals have proposed to undertake a traffic study because that requirement was not included in the RFP. A traffic study is likely to be required, however, as a part of the Planning Board's site plan review process.
a) The possible impact of truck traffic to the area			
b) The level of increased traffic			
c) Potential increased use of side streets in the area			
Camden Selectboard Goals and Priorities			
Criteria	<i>Addressed</i>		Comments
	Yes	No	
Increased Availability of Housing		No	No housing is proposed.
Tannery - Redevelop as mixed use, commercial, and public open space	Yes		<ul style="list-style-type: none"> · A 7500 sq ft. Public Plaza that will be the permanent home for the Camden Farmer's Market. Facilities and utilities to support the Farmer's Market. · 19 workshop structures for makers, artists, and entrepreneurs: (6) 20' x 30' workshops and (13) 30' x 40' workshops · A 4800 sq ft central barn/event center. · Parking for easy access to the workshops and the river. · Restoration of the riverfront and riverwalk. · Public seating and landscaping near the River. · Pavilion for publicly accessible restrooms. · A central trash and recycling building.
Town of Camden Comprehensive Plan			
Criteria	<i>Addressed</i>		Comments
	Yes	No	
CHPT 10: Land use Patterns - Recommendations, Questions & Strategies . The second River Business District is between Washington Street and the Megunticook River, on property formerly occupied by the Apollo Tannery. In 2015 the Select Board created the Tannery Work Group to study potential development options for the site and to provide recommendations for the consideration by the Select Board and the Town. The goal is to increase business opportunity and community activity within the immediate neighborhood.	Yes		Maintains options of business opportunity and Community activity

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Cranesport/Mullins Proposal

<p>CHPT 11: Housing - Recommendations, Questions & Strategies . The housing issue is tied to jobs and the lack of well paying jobs that enable buyers to purchase homes. The outlying towns have experienced population growth while Camden has seen an out migration so that Camden's population has decreased every year since 2003. For the most part this consistent reduction in population can be tied to the cost of housing and lack of well paying jobs. The inability to attract people from all income levels, coupled with an aging population and a significant number of homes occupied during the summer months only, could erode the fabric of our community, its economy and participation in town organizations</p>		No	No residential housing is proposed.
<p>CHPT 13 Recreation and Open Space - Recommendations, Questions, Strategies. B-R Zone Purpose/Future Land Use. By national standards, Camden's recreational needs are fairly well met. These standards are contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Based on these standards, Camden has adequate baseball, softball, soccer and multipurpose fields, outdoor tennis courts, and beaches, boat ramps and launches, nature trails, playgrounds, picnic tables and outdoor ice skating. The Town has plans to work with a 4-town committee to coordinate their respective venues for organized sports.</p>	Yes		
<p>CHPT 18 Future Land Use -Business District. B-R Zone. River Business: Continue the study of the former tannery site with the goals of (1) getting a solution soon, and (2) getting a solution acceptable to the general public. (Tannery Committee, Select Board, Community Development Director);</p>	Yes		
<p>CHPT 20: Planning & Community Development - Recommendations, Questions & Strategies. Establish an appropriate ratio of commercial and residential uses maintained in the Business Districts with priority given to commercial uses.</p>	Yes		Gives priority to commercial use.

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Cranesport/Mullins Proposal

<p>CHPT 21 Capital Improvement -Tannery Site p. 158. The "Tannery site", was tax acquired by the Town in 2003. As the location of an industrial tannery site, it was classified as a Brownfield. Located in the mixed use B-R District zone, the site has three-phase power, sewer, water and access to high speed broadband service. Study committees have concluded that this site is an important asset to the Town's economic development strategy and should be used to attract good paying, year-round jobs that are compatible with the neighborhood. A non-binding referendum in November 2014 was held to gauge current citizen sentiment for the use of the site. In a 51% to 49% vote, citizens supported commercial/business development rather than solely a park/open space use. The TWG recommended a multi-use development of the site that incorporates business development with open space, accomplished through a public-private partnership.</p>	<p>Yes</p>		<p>50-90 jobs will be created.</p>
---	------------	--	------------------------------------

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Habitat for Humanity Proposal

Midcoast Habitat for Humanity Proposal			
Requirements of the Request for Proposals (RFP)			
<i>From the RFP – “Proposals must include the following”:</i>			
Addressed			
Criteria	Yes	No	Comments
➤ A proposed purchase or lease price for the developer’s acquisition or lease of the property in part or in its entirety.		No	Town is requested to donate 3 residential lots on Washington St. where three affordable homes of 1200-1500 sq ft and 3/4 bedrooms will be built. An alternative layout proposes two houses fronting on Washington Street and one on Rawson Avenue. It should be noted, however, that the Tannery parcel is in a BR zone which excludes single family residences as a permitted use.
➤ A detailed description of the proposed use(s) and redevelopment plans for the property, along with a conceptual plan or illustration.	Yes		Three single family, affordable homes, ranging in size from 1200-1500sf. Homes would be in keeping with the style of the neighborhood. They would be 1- to 2- stories with two to four bedrooms, with modest yard space, and parking for 1-2 vehicles. They would be constructed to a high level of efficiency and minimal maintenance to ensure low utility costs, healthy houses, and sustainability.
➤ A complete description of the developer’s entity (corporation, partnership, etc.) and names of all parties, including disclosure of all persons or entities having an interest in the proposal.	Yes		See proposal.
➤ Estimated development cost, and verifiable evidence of financial capability and capacity to complete the proposed development.	Yes		Est. development cost of \$399,000 to \$465,000. Midcoast Habitat for Humanity has a long track records of successfully building affordable houses, has strong banking relationships, and the ReStore generates operating income.
➤ Include redevelopment experience, if any, that required your firm to work or collaborate with environmental consulting firms and municipalities on a USEPA Brownfield Cleanup (or equivalent) as part of your firm’s redevelopment project.		No	None.
➤ A list of previous or current similar projects that the developer or any member of the developer’s team was involved with, whether directly or indirectly.	Yes		See proposal.
➤ A complete description of the development team including names, addresses, and individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.	Yes		See proposal.
➤ Reasonably achievable project schedule and time periods for commencing the design, permitting (if needed), construction, and opening /use of new facilities in conjunction with the Town’s USEPA Brownfield Cleanup Grant requirements, schedule and deadline.	Yes		Design July - Sept 2021; Permitting Oct - Jan 2021; start construction April 2022.

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Habitat for Humanity Proposal

<p>➤ Include the estimated number of and type of permanent jobs that will be created by this development. If the development is strictly residential in nature, please provide the number of housing units and number of bedrooms per unit proposed. In addition, please detail how any new housing will remain affordable and available to year-round individuals or families. If the project is a community project please detail the community benefits that will be realized by the proposal.</p>		No	No permanent jobs will be created, although project will serve families who meet income criteria.
<p>➤ After the Brownfield Cleanup is completed and receives a Certificate of Completion, and the property is entered in the Maine DEP VRAP program, the developer or entity will ensure that the development complies with ongoing environmental requirements and controls.</p>		No	Compliance with post-VRAP environmental requirements and controls is not mentioned.
From the RFP "Evaluation Criteria - The Town will evaluate the proposals based on the following criteria:"			
<p>▪ Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).</p>		No	3 affordable homes are proposed for a portion of the property. Their total value is \$399,000 to \$465,000 and they will be subject to property taxes.
<p>▪ If the proposed development is not commercial or mixed use, and is solely a residential project, preference will be given to proposals that provide permanent deed restricted affordably priced housing opportunities in the Town of Camden that maximizes density (the number of units per acre) while also implementing green building practices, including the use of solar.</p>		No	Project is to build 3 affordable single family homes on a portion of the Tannery Park site. Affordable housing deed restrictions will be applied. Green building practices not mentioned.
<p>Preference will also be given to proposals that are consistent with TWG's recommendations and the ATSTRWG's Guiding Principles.</p>			See the separate analysis in this packet.
<p>▪ The skills and experience of the redevelopers personnel/team/contractors to pursue local and state approvals as necessary, and the technical and financial capacity of the entity to complete the project.</p>	Yes		See proposal.
<p>▪ Experience working with the USEPA Brownfield Cleanup program and the Maine DEP VRAP program, or equivalent environmental regulatory agencies.</p>		No	None.
Tannery Work Group (TWG) Recommendations			
<i>Addressed</i>			
Criteria	Yes	No	Comments
Farmer's Market Remain as Lessee on grass area		NA	Proposal is only for a portion of the site.
Phase 1 -community uses for the site		NA	
Phase 2 -Redeveloped Open Space		NA	
Phase 3 - Adventure Playground		NA	
Phase 4 - Buildings		NA	
That property be leased, not sold.		NA	

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Habitat for Humanity Proposal

Apollo Tannery Site Redevelopment Work Group (ATSRWG) Guiding Principles			
Criteria	Addressed		Comments
	Yes	No	
1) Sell the site as a single parcel		No	
2) Preference will be given to qualified buyers who will allow some sort of public access to the river walk/path area - at a minimum- a public right of way/easement access.			Riverwalk is permanently protected by the Town.
3) The trees that line the street of the site should remain.	Yes		To be protected by a Town easement.
4) Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).		No	Project is residential. 3 affordable homes with a total value of \$399,000 to \$465,000 will pay property taxes to the Town.
5) When targeting/selecting a new owner, the town should consider the economic "multiplier impact" of that new employer – how many other businesses, services, etc. will be stimulated by that new employer <u>re-developing the Tannery site</u>		No	Project is residential.
6) The town should target a new employer/owner that will create a new customer base in the area – not simply take customers from other established <u>employers/businesses</u> .		No	Project is residential.
7) The town should attempt to create a demand for this site (make it unique) – so it doesn't compete with other sites/buildings that are already available in the <u>area</u> .		No	
8) Encourage the new owners to build flexible structures that will be adaptable for future uses.		No	The 3 proposed structures will be single family homes
9) The re-development of the site should be attractive and aesthetically compatible with the neighborhood.	Yes		
10) The town should encourage new owners/businesses in the Creative Economy sector.		No	Project is residential.
11) The Town should encourage new owners/developers should be encouraged to make positive use of the river – hydro energy, orientation of buildings relative to the river. etc.		No	
12) Educational/cultural use would be acceptable – with emphasis on educational/cultural uses that would create good year-round jobs and pay property taxes – however, a serious non-profit higher education or technical education provider should also be considered.		No	Project is residential.
13) The town should consider the impact of increased traffic to the area. The group understands that increased traffic is likely to occur with re-development/ re-use of the site – but a traffic analysis should be conducted to consider:		No	None of the project submittals have proposed to undertake a traffic study because that requirement was not included in the RFP.
a) The possible impact of truck traffic to the area			
b) The level of increased traffic			
c) Potential increased use of side streets in the area			

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Habitat for Humanity Proposal

Camden Select Board Goals and Priorities			
Criteria	Addressed		Comments
	Yes	No	
Increased Availability of Housing	Yes		Proposal is for 3 single family affordable houses on part of the site.
Tannery - Redevelop as mixed use, commercial, and public open space		No	Proposal is for 3 single family affordable houses on part of the site.
Town of Camden Comprehensive Plan			
Criteria	Addressed		Comments
	Yes	No	
CHPT 10: Land use Patterns - Recommendations, Questions & Strategies . The second River Business District is between Washington Street and the Megunticook River, on property formerly occupied by the Apollo Tannery. In 2015 the Select Board created the Tannery Work Group to study potential development options for the site and to provide recommendations for the consideration by the Select Board and the Town. The goal is to increase business opportunity and community activity within the immediate neighborhood.		No	Proposal is for 3 single family affordable houses on part of the site.
CHPT 11: Housing - Recommendations, Questions & Strategies . The housing issue is tied to jobs and the lack of well paying jobs that enable buyers to purchase homes. The outlying towns have experienced population growth while Camden has seen an out migration so that Camden's population has decreased every year since 2003. For the most part this consistent reduction in population can be tied to the cost of housing and lack of well paying jobs. The inability to attract people from all income levels, coupled with an aging population and a significant number of homes occupied during the summer months only, could erode the fabric of our community, its economy and participation in town organizations.	Yes		Proposal is for 3 single family houses on part of the site. There are no connections with any of the other 3 proposal submitted to redevelop the site.
CHPT 13 Recreation and Open Space - Recommendations, Questions, Strategies. B-R Zone Purpose/Future Land Use. By national standards, Camden's recreational needs are fairly well met. These standards are contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Based on these standards, Camden has adequate baseball, softball, soccer and multipurpose fields, outdoor tennis courts, and beaches, boat ramps and launches, nature trails, playgrounds, picnic tables and outdoor ice skating. The Town has plans to work with a 4-town committee to coordinate their respective venues for organized sports.	Yes		
CHPT 18 Future Land Use -Business District. B-R Zone. River Business: Continue the study of the former tannery site with the goals of (1) getting a solution soon, and (2) getting a solution acceptable to the general public. (Tannery Committee, Select Board, Community Development Director);		No	If this proposal were approved, 2/3 of the site would have to be developed by another entity.

CEDAC SUMMARY - RESPONSES TO REQUEST FOR PROPOSAL (RFP)

Habitat for Humanity Proposal

<p>CHPT 20: Planning & Community Development - Recommendations, Questions & Strategies. Establish an appropriate ratio of commercial and residential uses maintained in the Business Districts with priority given to commercial uses</p>		No	Proposal is for 3 single family houses on part of the site.
<p>CHPT 21 Capital Improvement -Tannery Site p. 158. The “Tannery site”, was tax acquired by the Town in 2003. As the location of an industrial tannery site, it was classified as a Brownfield. Located in the mixed use B-R District zone, the site has three-phase power, sewer, water and access to high speed broadband service. Study committees have concluded that this site is an important asset to the Town’s economic development strategy and should be used to attract good paying, year-round jobs that are compatible with the neighborhood. A non-binding referendum in November 2014 was held to gauge current citizen sentiment for the use of the site. In a 51% to 49% vote, citizens supported commercial/business development rather than solely a park/open space use. The TWG recommended a multi-use development of the site that incorporates business development with open space, accomplished through a public-private partnership.</p>		No	No jobs are created, although the 3 houses will affordable housing.

CEDAC SUMMARY - RESPONSES TO REQUESTS FOR PROPOSAL (RFP)

Friends of Tannery Park Proposal

Friends of Tannery Park Proposal			
Requirements of the Request for Proposals (RFP)			
<i>Proposals must include the following</i>			
Criteria	Addressed		Comments
	Yes	No	
➤ A proposed purchase or lease price for the developer's acquisition or lease of the property in part or in its entirety.		No	Proposes that Town retain ownership of the site, and continue to lease space to the Farmers' Market.
➤ A detailed description of the proposed use(s) and redevelopment plans for the property, along with a conceptual plan or illustration.	Yes		The proposal provided a concept layout for recreational uses, although all would be owned by the Town.
➤ A complete description of the developer's entity (corporation, partnership, etc.) and names of all parties, including disclosure of all persons or entities having an interest in the proposal.		No	Friends of Tannery Park is an informal, volunteer organization.
➤ Estimated development cost, and verifiable evidence of financial capability and capacity to complete the proposed development.		No	The cost of developing the site for recreational purposes would be accomplished through unspecified grant sources and gofundme campaigns.
➤ Include redevelopment experience, if any, that required your firm to work or collaborate with environmental consulting firms and municipalities on a USEPA Brownfield Cleanup (or equivalent) as part of your firm's redevelopment project.		No	Not provided.
➤ A list of previous or current similar projects that the developer or any member of the developer's team was involved with, whether directly or indirectly.		No	Not provided.
➤ A complete description of the development team including names, addresses, and individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.		No	Not provided.
➤ Reasonably achievable project schedule and time periods for commencing the design, permitting (if needed), construction, and opening /use of new facilities in conjunction with the Town's USEPA Brownfield Cleanup Grant requirements, schedule and deadline		No	Not provided.
➤ Include the estimated number of and type of permanent jobs that will be created by this development. If the development is strictly residential in nature, please provide the number of housing units and number of bedrooms per unit proposed. In addition, please detail how any new housing will remain affordable and available to year-round individuals or families. If the project is a community project please detail the community benefits that will be realized by the proposal.		No	No permanent jobs will be created.

CEDAC SUMMARY - RESPONSES TO REQUESTS FOR PROPOSAL (RFP)

Friends of Tannery Park Proposal

➤ After the Brownfield Cleanup is completed and receives a Certificate of Completion, and the property is entered in the Maine DEP VRAP program, the developer or entity will ensure that the development complies with ongoing environmental requirements and controls.		No	Compliance with post-VRAP environmental requirements and controls is not mentioned.
From the RFP "Evaluation Criteria - The Town will evaluate the proposals based on the following criteria:"			
▪ Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).		No	Project site will remain in Town ownership and therefore generate no municipal revenue. It appears to rely on the Town for providing maintenance to any site improvement over the coming years.
▪ If the proposed development is not commercial or mixed use, and is solely a residential project, preference will be given to proposals that provide permanent deed restricted affordably priced housing opportunities in the Town of Camden that maximizes density (the number of units per acre) while also implementing green building practices, including the use of solar.		No	Project is recreational in nature and has no residential housing component.
▪ Preference will also be given to proposals that are consistent with TWG's recommendations and the ATSTRWG's Guiding Principles.			See the separate analysis in this packet.
▪ The skills and experience of the redevelopers personnel/team/contractors to pursue local and state approvals as necessary, and the technical and financial capacity of the entity to complete the project.		No	No information provided.
▪ Experience working with the USEPA Brownfield Cleanup program and the Maine DEP VRAP program, or equivalent environmental regulatory agencies.		No	No information provided.
Tannery Work Group (TWG) Recommendations			
Addressed			
Criteria	Yes	No	Comments
Farmer's Market remain as a Lessee on lawn area	Yes		Town of Camden as lessor
Phase 1 -community uses for the site	Yes		Festivals, ice skating, music concerts envisioned.
Phase 2 -Redeveloped Open Space	Yes		Play areas and sculpture garden.
Phase 3 - Adventure Playground	Yes		Developed by community fundraising and grants.
Phase 4 - Buildings		No	May be either commercial or nonprofit (educational, cultural, or arts).
That property be leased, not sold.	Yes		
Apollo Tannery Site Redevelopment Work Group's (ATSRWG) Guiding Principles			
Addressed			
Criteria	Yes	No	Comments
1) Sell the site as a single parcel		NA	Does not apply since the Town will remain owner of the property.

CEDAC SUMMARY - RESPONSES TO REQUESTS FOR PROPOSAL (RFP)

Friends of Tannery Park Proposal

2) Preference will be given to qualified buyers who will allow some sort of public access to the river walk/path area - at a minimum- a public right of way/easement access.		NA	Town has permanently protected the Riverwalk.
3) The trees that line the street of the site should remain.		No	Trees will be protected by a Town easement.
4) Preference will be given to proposals that contribute to the growth of the Town’s economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).		No	
5) When targeting/selecting a new owner, the town should consider the economic “multiplier impact” of that new employer – how many other businesses, services, etc. will be stimulated by that new employer re-developing the Tannery site		No	
6) The town should target a new employer/owner that will create a new customer base in the area – not simply take customers from other established employers/businesses.		No	
7) The town should attempt to create a demand for this site (make it unique) – so it doesn’t compete with other sites/buildings that are already available in the area.		No	
8) Encourage the new owners to build flexible structures that will be adaptable for future uses.		No	
9) The re-development of the site should be attractive and aesthetically compatible with the neighborhood.	Yes		
10) The town should encourage new owners/businesses in the Creative Economy sector.		No	
11) The Town should encourage new owners/developers should be encouraged to make positive use of the river – hydro energy, orientation of buildings relative to the river. etc.		No	
12) Educational/cultural use would be acceptable – with emphasis on educational/cultural uses that would create good year-round jobs and pay property taxes – however, a serious non-profit higher education or technical education provider should also be considered.		No	
13) The town should consider the impact of increased traffic to the area. The group understands that increased traffic is likely to occur with re-development/ re-use of the site – but a traffic analysis should be conducted to consider:		No	None of the project submittals have proposed to undertake a traffic study because that requirement was not included in the RFP. One will likely be required by the Planning Board, however, as a part of its Site Plan Review process.
a) The possible impact of truck traffic to the area			
b) The level of increased traffic			

CEDAC SUMMARY - RESPONSES TO REQUESTS FOR PROPOSAL (RFP)

Friends of Tannery Park Proposal

c) Potential increased use of side streets in the area			
Camden Selectboard Goals and Priorities			
<i>Addressed</i>			
Criteria	Yes	No	Comments
Increased Availability of Housing		No	Proposed development is recreational.
Tannery - Redevelop as mixed use, commercial, and public open space		No	Proposed development is recreational.
Town of Camden Comprehensive Plan			
<i>Addressed</i>			
Criteria	Yes	No	Comments
CHPT 10: Land use Patterns - Recommendations, Questions & Strategies The second River Business District is between Washington Street and the Megunticook River, on property formerly occupied by the Apollo Tannery. In 2015 the Select Board created the Tannery Work Group to study potential development options for the site and to provide recommendations for the consideration by the Select Board and the Town. The goal is to increase business opportunity and community activity within the immediate neighborhood.		No	Proposal is for the recreational development of the site.
CHPT 11: Housing - Recommendations, Questions & Strategies The housing issue is tied to jobs and the lack of well paying jobs that enable buyers to purchase homes. The outlying towns have experienced population growth while Camden has seen an out migration so that Camden's population has decreased every year since 2003. For the most part this consistent reduction in population can be tied to the cost of housing and lack of well paying jobs. The inability to attract people from all income levels, coupled with an aging population and a significant number of homes occupied during the summer months only, could erode the fabric of our community, its economy and participation in town organizations.		No	Proposal is for the recreational development of the site.
CHPT 13 Recreation and Open Space - Recommendations, Questions, Strategies. B-R Zone Purpose/Future Land Use By national standards, Camden's recreational needs are fairly well met. These standards are contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Based on these standards, Camden has adequate baseball, softball, soccer and multipurpose fields, outdoor tennis courts, and beaches, boat ramps and launches, nature trails, playgrounds, picnic tables and outdoor ice skating. The Town has plans to work with a 4-town committee to coordinate their respective venues for organized sports.	Yes		Proposal is to use the entire site for recreational facilities and programs.

CEDAC SUMMARY - RESPONSES TO REQUESTS FOR PROPOSAL (RFP)

Friends of Tannery Park Proposal

<p>CHPT 18 Future Land Use -Business District. B-R Zone River Business: Continue the study of the former tannery site with the goals of (1) getting a solution soon, and (2) getting a solution acceptable to the general public. (Tannery Committee, Select Board, Community Development Director).</p>	<p>Yes</p>		
<p>CHPT 20: Planning & Community Development - Recommendations, Questions & Strategies Establish an appropriate ratio of commercial and residential uses maintained in the Business Districts with priority given to commercial uses</p>		<p>No</p>	<p>Proposal is for the recreational development of the site.</p>
<p>CHPT 21 Capital Improvement -Tannery Site p. 158 The “Tannery site”, was tax acquired by the Town in 2003. As the location of an industrial tannery site, it was classified as a Brownfield. Located in the mixed use B-R District zone, the site has three-phase power, sewer, water and access to high speed broadband service. Study committees have concluded that this site is an important asset to the Town’s economic development strategy and should be used to attract good paying, year-round jobs that are compatible with the neighborhood. A non-binding referendum in November 2014 was held to gauge current citizen sentiment for the use of the site. In a 51% to 49% vote, citizens supported commercial/business development rather than solely a park/open space use. The TWG recommended a multi-use development of the site that incorporates business development with open space, accomplished through a public-private partnership.</p>		<p>No</p>	<p>Proposal is for the recreational development of the site.</p>

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)

Northlands-Dovetail Proposal

Northlands-Dovetail Proposal			
Requirements of the Request for Proposals (RFP)			
<i>From the RFP - "Proposals must include the following:"</i>			
Criteria	<i>Addressed</i>		Comments
	Yes	No	
➤ A proposed purchase or lease price for the developer's acquisition or lease of the property in part or in its entirety.	Yes		Will purchase entire site for \$85,000.
➤ A detailed description of the proposed use(s) and redevelopment plans for the property, along with a conceptual plan or illustration.	Yes		A high quality new-construction, 3-story workforce housing building featuring an elevator and amenities such as a fitness room & community room, targeting a wide variety of working families. Developer aims to construct 35- 50 new 1-,2-, & 3-br apartments (exact unit count to be determined by a combination of parking ratios and financial aspects of the available funding programs). in a three-story building. Proposed conceptual design reflects the New England character of Camden and is sensitive to the surrounding neighborhood with traditional clapboard siding and a gable roof with dormers.
			The projected unit mix for a 48-unit project: • 24 one-bedroom apartments at \$640-\$770 monthly • 14 two-bedroom apartments at \$767-921 monthly • 10 three-bedroom apartments at \$886-1,064 monthly. Rents include heat, hot water, water & sewer, trash removal, and on-site parking. Rents are based on household incomes in the range of 50-60% of the area median income, which, depending on household size, corresponds to annual incomes of \$24,000-\$41,000. These income-restricted apartments would be financed by the affordable tax credit program, which requires annual income certifications for all residents and 45-year deed restrictions to ensure long-term affordability.
			Depending on the financing available for rental housing as the project moves forward into 2021, we may explore a scenario with rental housing on the lower two floors of the building and for-sale condominiums on the upper floor. The condos would be offered at a range of prices to include a wide variety of household incomes.
			If the Town wishes to prioritize keeping the Farmer's Market on the site, any future development would have to work diligently with the Farmer's Market to ensure that the usage, space, and parking are compatible. Developer has reviewed the site and we understand that there may be further changes necessary to provide ample vendor space and parking for their customers. We look forward to continuing those discussions with the Farmer's Market representatives. We would propose a lease directly with the Town of Camden for \$1 per year with long term renewal rights to ensure that the Farmers market can enjoy the property for the foreseeable future.
			New lawn area for the Farmer's Market.
			New public playground if the space allows.
			Walking paths connecting Washington Street with the Riverwalk across the site

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)
Northlands-Dovetail Proposal

			Parking sufficient to serve the building's residents, as well as visitors to the Farmer's Market and possible playground.
			Improved stormwater management, detention, and filtration using native plants that would improve the cleanliness of rainwater runoff that ends up in the Megunticook River.
➤ A complete description of the developer's entity (corporation, partnership, etc.) and names of all parties, including disclosure of all persons or entities having an interest in the proposal.	Yes		See proposal.
➤ Estimated development cost, and verifiable evidence of financial capability and capacity to complete the proposed development	Yes		<p>Approximately \$13,040,000 in total development costs including:</p> <ul style="list-style-type: none"> • \$9,600,000 in construction costs or \$200 per square foot (construction costs are expected to be a major challenge on this project and we will need to carefully vet the projected construction costs as we continue to move this project forward) • \$420,000 contingency for unforeseen remediation, construction, or sitework costs • \$1,700,000 in professional fees and consultant costs including architectural, engineering, surveyor, landscape architect / urban planning, market study, geotechnical engineering, environmental engineering, and compliance, legal, development fees, accounting, etc. • \$430,000 in required reserve accounts to protect the project and its capital assets over time • \$550,000 in financing fees and loan interest during the development and construction process. • \$340,000 in other miscellaneous project costs including land acquisition, furniture and equipment, title insurance, builder's risk insurance, appraisal for lender underwriting, cost reimbursements to utilities, permit fees, etc. <p>These estimates are based on a 48-unit</p>
➤ A list of previous or current similar projects that the developer or any member of the developer's team was involved with, whether directly or indirectly	Yes		
➤ A complete description of the development team including names, addresses, and individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.	Yes		See proposal.
➤ Reasonably achievable project schedule and time periods for commencing the design, permitting (if needed), construction, and opening /use of new facilities in conjunction with the Town's USEPA Brownfield Cleanup Grant requirements, schedule and deadline.	Yes		<ul style="list-style-type: none"> • R Redevelopment work – site plan approvals, architectural designs, cost estimating, financial modeling: through Summer 2021 • A Apply for Low Income Housing Tax Credits (LIHTCs) Fall 2021, award expected late 2021 • W Work towards securing funding and construction documents through late summer 2022 • F Fall 2022 Closing on acquisition and begin construction • C onstruction duration -14 months, through the end of 2023 • O pening / leasing early 2024

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)

Northlands-Dovetail Proposal

<p>➤ Include the estimated number of and type of permanent jobs that will be created by this development. If the development is strictly residential in nature, please provide the number of housing units and number of bedrooms per unit proposed. In addition, please detail how any new housing will remain affordable and available to year-round individuals or families. If the project is a community project please detail the community benefits that will be realized by the proposal.</p>		No	None noted.
<p>➤ After the Brownfield Cleanup is completed and receives a Certificate of Completion, and the property is entered in the Maine DEP VRAP program, the developer or entity will ensure that the development complies with ongoing environmental requirements and controls.</p>	Yes		See proposal.
<p><i>From the RFP "Evaluation Criteria - The Town will evaluate the proposals based on the following criteria:"</i></p>			
<p>▪ Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).</p>	Yes		<p>Funding model includes the following funding sources to pay for the development:</p> <ul style="list-style-type: none"> • Affordable Housing Tax Credits allocated by Maine Housing • Subsidy allocated by Maine Housing • Debt financing provided by Maine Housing (supported by the project rents less the operating expenses) • Grant funding (to be applied for) through Maine Department of Economic and Community Development • Affordable Housing TIF Funding model includes the following funding sources to pay for the development:
<p>▪ If the proposed development is not commercial or mixed use, and is solely a residential project, preference will be given to proposals that provide permanent deed restricted affordably priced housing opportunities in the Town of Camden that maximizes density (the number of units per acre) while also implementing green building practices, including the use of solar.</p>	Yes		<p>The projected unit mix for a 48-unit project is 24 one-bedroom apartments at \$640-\$770 monthly, 14 two-bedroom apartments at \$767-921 monthly, and 10 three-bedroom apartments at \$886-1,064 monthly. These rents would include heat, hot water, water & sewer, trash removal, and on-site parking. The rents are based on household incomes in the range of 50-60% of the area median income, which, depending on household size, corresponds to annual incomes of \$24,000-\$41,000.</p> <p>These income-restricted apartments would be financed by the affordable tax credit program, which requires annual income certifications for all residents and 45-year deed restrictions to ensure long-term affordability. Depending on the financing available for rental housing as the project moves forward into 2021, we may explore a scenario with rental housing on the lower two floors of the building and for-sale condominiums on the upper floor. The condos would be offered at a range of prices to include a wide variety of household incomes.</p>
<p>▪ Preference will also be given to proposals that are consistent with the TWG's recommendations and the ATSRWG's Guiding Principles.</p>			See the separate analysis in this packet.
<p>▪ The skills and experience of the redevelopers personnel/team/contractors to pursue local and state approvals as necessary, and the technical and financial capacity of the entity to complete the project.</p>	Yes		See proposal.

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)

Northlands-Dovetail Proposal

▪ Experience working with the USEPA Brownfield Cleanup program and the Maine DEP VRAP program, or equivalent environmental regulatory agencies.	Yes		See proposal.
Tannery Work Group (TWG) Recommendations			
<i>Addressed</i>			
Criteria	Yes	No	Comments
Farmer's Market Remain as Leasee on grass area	Yes		Farmers' Market to remain at 20,000 sq ft community open space on
Phase 1 -community uses for the site		No	
Phase 2 -Redeveloped Open Space		No	
Phase 3 - Adventure Playground	Yes		5,000 sq ft playground may be provided.
Phase 4 - Buildings		No	That may be either commercial or nonprofit (educational, cultural, or arts).
That property be leased, not sold		No	
Apollo Tannery Site Redevelopment Work Group's (ATSRWG) Guiding Principles			
<i>Addressed</i>			
Criteria	Yes	No	Comments
1) Sell the site as a single parcel	Yes		
2) Preference will be given to qualified buyers who will allow some sort of public access to the river walk/path area - at a minimum- a public right of way/easement access.	Yes		Riverwalk has been protected by a Town easement.
3) The trees that line the street of the site should remain.	Yes		To be accomplished by a Town easement.
4) Preference will be given to proposals that contribute to the growth of the Town's economy, generates revenues attributable to the development of the site through purchase or lease proceeds and tax revenues, expands quality job opportunities, maximizes development of the property in a thoughtful manner, including the use of green building practices (commercial or mixed use).	Yes		Residential affordable housing rental project which will pay property taxes, with a TIF to be established. Green building practices not mentioned in RFP.
5) When targeting/selecting a new owner, the town should consider the economic "multiplier impact" of that new employer – how many other businesses, services, etc. will be stimulated by that new employer re-developing the Tannery site.		No	Project is for affordable housing.
6) The town should target a new employer/owner that will create a new customer base in the area – not simply take customers from other established employers/businesses.		No	Project is for affordable housing.
7) The town should attempt to create a demand for this site (make it unique) – so it doesn't compete with other sites/buildings that are already available in the area.	Yes		
8) Encourage the new owners to build flexible structures that will be adaptable for future uses.		No	
9) The re-development of the site should be attractive and aesthetically compatible with the neighborhood.	Yes		

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)
Northlands-Dovetail Proposal

10) The town should encourage new owners/businesses in the Creative Economy sector.		No	
11) The Town should encourage new owners/developers should be encouraged to make positive use of the river – hydro energy, orientation of buildings relative to the river, etc.		No	
12) Educational/cultural use would be acceptable – with emphasis on educational/cultural uses that would create good year-round jobs and pay property taxes – however, a serious non-profit higher education or technical education provider should also be considered.		No	Project is for affordable housing.
13) The town should consider the impact of increased traffic to the area. The group understands that increased traffic is likely to occur with re-development/ re-use of the site – but a traffic analysis should be conducted to consider:		No	None of the project submittals have proposed to undertake a traffic study because that requirement was not included in the RFP. A traffic study is likely to be required, however, as a part of the Planning Board's site plan review process.
a) The possible impact of truck traffic to the area			
b) The level of increased traffic			
c) Potential increased use of side streets in the area			

Town of Camden Select Board Goals and Priorities

Addressed

Criteria	Yes	No	Comments
Increased Availability of Housing	Yes		Affordable housing is proposed.
Tannery - Redevelop as mixed use, commercial, and public open space	Yes		Farmers' Market is allocated 20,000 sq ft of outdoor space and a possible 5,000 sq ft. playground is shown on the concept plan, but no commercial

Camden Comprehensive Plan

Addressed

Criteria	Yes	No	Comments
CHPT 10: Land use Patterns - Recommendations, Questions & Strategies . The second River Business District is between Washington Street and the Megunticook River, on property formerly occupied by the Apollo Tannery. In 2015 the Select Board created the Tannery Work Group to study potential development options for the site and to provide recommendations for the consideration by the Select Board and the Town. The goal is to increase business opportunity and community activity within the immediate neighborhood.		No	No business opportunities are part of the proposal, although it does provide workforce housing.

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)

Northlands-Dovetail Proposal

<p>CHPT 11: Housing - Recommendations, Questions & Strategies . The housing issue is tied to jobs and the lack of well paying jobs that enable buyers to purchase homes. The outlying towns have experienced population growth while Camden has seen an out migration so that Camden’s population has decreased every year since 2003. For the most part this consistent reduction in population can be tied to the cost of housing and lack of well paying jobs. The inability to attract people from all income levels, coupled with an aging population and a significant number of homes occupied during the summer months only, could erode the fabric of our community, its economy and participation in town organizations</p>	<p>Yes</p>	<p>35-50 units of affordable rental housing is proposed.</p>
<p>CHPT 13 Recreation and Open Space - Recommendations, Questions, Strategies. B-R Zone Purpose/Future Land Use. By national standards, Camden's recreational needs are fairly well met. These standards are contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Based on these standards, Camden has adequate baseball, softball, soccer and multipurpose fields, outdoor tennis courts, and beaches, boat ramps and launches, nature trails, playgrounds, picnic tables and outdoor ice skating. The Town has plans to work with a 4-town committee to coordinate their respective venues for organized sports.</p>	<p>Yes</p>	<p>Farmers' Market is allocated 20,000 sq ft of outdoor space, and a 5,000 sq ft. playground is shown on the concept plan.</p>
<p>CHPT 18 Future Land Use -Business District. B-R Zone. River Business: Continue the study of the former tannery site with the goals of (1) getting a solution soon, and (2) getting a solution acceptable to the general public. (Tannery Committee, Select Board, Community Development Director);</p>	<p>Yes</p>	
<p>CHPT 20: Planning & Community Development - Recommendations, Questions & Strategies. Establish an appropriate ratio of commercial and residential uses maintained in the Business Districts with priority given to commercial uses.</p>	<p>Yes</p>	<p>Gives priority to residential use.</p>

CEDAC SUMMARY - RESPONSE TO REQUEST FOR PROPOSAL (RFP)
Northlands-Dovetail Proposal

<p>CHPT 21 Capital Improvement -Tannery Site p. 158. The “Tannery site”, was tax acquired by the Town in 2003. As the location of an industrial tannery site, it was classified as a Brownfield. Located in the mixed use B-R District zone, the site has three-phase power, sewer, water and access to high speed broadband service. Study committees have concluded that this site is an important asset to the Town’s economic development strategy and should be used to attract good paying, year-round jobs that are compatible with the neighborhood. A non-binding referendum in November 2014 was held to gauge current citizen sentiment for the use of the site. In a 51% to 49% vote, citizens supported commercial/business development rather than solely a park/open space use. The TWG recommended a multi-use development of the site that incorporates business development with open space, accomplished through a public-private partnership.</p>		No	No job creation is noted.
--	--	----	---------------------------