

REQUEST FOR PROPOSALS
REDEVELOPMENT OF THE FORMER
APOLLO TANNERY SITE
116 WASHINGTON STREET
CAMDEN, MAINE



Contact:

Redevelopment RFP Questions:
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Town of Camden
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Environmental Questions:
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Brownfields Program
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Background

The Town of Camden is soliciting proposals from qualified firms with demonstrated experience, as well as from community organizations to redevelop via sale or lease a portion of the former Apollo Tannery Mill site (Site) located at 116 Washington Street in the Town of Camden, Knox County, Maine. The Site is known locally as “Tannery Park” and is identified by the Town of Camden Assessor’s Office as lot 18 on Tax Map 114. The Site consists of an approximate 3.5 acre, irregularly-shaped parcel of land that is bound by Washington street on the east and north, Rawson Avenue on the south and the Megunticook River on the west. Two residential properties abut the Site on the southeast corner along Rawson Avenue. The property currently includes a portion of the Megunticook Riverwalk Trail which encompasses .77 acres of the site, which will be retained by the Town of Camden for public recreational use. The site is located within a working-class residential area of Camden, known locally as Millville, and is within a walkable half mile of a \$30 million middle school that is under construction and within one mile of downtown Camden. The Site is served by public utilities including water, sewer and three-phase power, as well as high speed internet.

The portion of the property that is available for development, sale or lease is immediately adjacent to the permanently protected 0.77-acre Megunticook Riverwalk Trail which runs along the western and southern edge of the Site and is maintained via an easement held by the Coastal Mountains Land Trust. The Megunticook Riverwalk Trail at this location is improved by two wooden viewing platforms and a stone dust trail that connects Rawson Avenue with Washington Street. The 0.77-acre Rivewalk Trail and its 0.52-acre easement will not be included in the development parcel, but it is expected that any proposed development will take advantage of this community asset and develop a redevelopment concept that enhances the use and appearance of the trail area. The remaining portion of the property currently consists of a paved parking area on the northern portion of the site and heavily vegetated areas and concrete slabs from the former building foundations.

In recent years the property has become home to the popular Camden Farmer’s Market which operates seasonally on Wednesday’s (mid-June through mid-September) from 3:30 – 6:00 p.m. and on Saturdays (Mother’s Day weekend through October) from 9:00 a.m.– 12:00 p.m. The town intends for the Camden Farmer’s Market to remain at this location and is looking for proposals that would include provisions for the market in their proposed redevelopment plan. If that is not practicable, it is possible to exclude the area that is currently licensed annually to the Camden Farmer’s Market and propose that that land area be retained by the town and not included in the redevelopment plan.

History and Environmental

The site had a rich and important industrial past beginning in 1855 with the construction and operation of the Gould Plug and Wedge Mill. In 1887 the Camden Woolen Company began operating at the Site, and in 1954 the property was acquired by the Camden Tannery Corporation, which operated as the “Apollo Tannery” until 1999. In 2003 the Town acquired the property when the tax lien was foreclosed on due to non-payment of taxes. The community’s decision to acquire the site was based on the potential that citizens saw for the property to be used in a way that could attract good paying, year-round jobs and be an asset to the community and the neighborhood. In 2004 Camden issued a municipal bond to pay for the demolition and removal of the unsafe tannery structures and the debt acquired by the Town under the municipal bond will be fully repaid in 2025. In 2007 Camden received a USEPA grant to clean up an area that was impacted by Stoddard solution and tanning process liquids. Through the 2007 grant a portion of the Site was remediated, in accordance with the Maine Department of Environmental Protection (MEDEP) Voluntary Response Action Program (VRAP), and the area remediated under the VRAP received a Certificate of Completion (COC) from the MEDEP in 2008. The 2008 VRAP COC established conditions (institutional controls) for the VRAP area that the Town and any successors and/or assigns must comply with to maintain certain liability protection offered under the VRAP Program by the State of Maine.

More recently, Phase I and Phase II Environmental Assessments were completed on the remaining portions of the Site and the Town was awarded an additional USEPA Brownfield Cleanup Grant in 2018. Under the 2018 Cleanup Grant, the Town is working with a consultant (Ransom Consulting Engineers and Scientists, herein referred to as Ransom) to design and implement the cleanup of portions of the Site that were not addressed by the 2008 VRAP. Following the award of the 2018 Brownfield Cleanup grant, the USEPA conducted a Targeted Brownfield Assessment (TBA) at the Site in November 2019, in order to obtain additional site information needed to develop the cleanup plan for the site. The TBA report and summary was approved and finalized in March 2020. Full digital copies of the environmental reports and assessments are available on the Town’s website. It is envisioned that the Town and its consultants will work collaboratively with the successful developer or entity to implement the cleanup and redevelopment of the Site in a manner that facilitates the efficient and effective use of the 2018 Brownfields Cleanup Grant funding. After the cleanup is implemented the redevelopment area of the Site that is subject of this RFP will receive a Certificate of Completion form the MEDEP VRAP program.

Development Proposals

The Town has devoted much effort in trying to redevelop this property, while balancing varied community interests; and supported two community-oriented working groups over the last decade to assess the best options and opportunities for use of this property and for the community as a whole. The Apollo Tannery Site Redevelopment Work Group (ATSRWG) and the Tannery Work Group (TWG) invested many hours in developing their recommendations. The TWG's recommendations provide guidance to the Town in its evaluation of proposals and the ATSRWG's "guiding principles" in their *Report and Recommendation to the Town of Camden Select Board* will be used when the Town evaluates redevelopment proposals for this property. It should be noted that any redevelopment proposal will need to gain voter approval at town meeting and therefore should respect the recommendations and guidelines of the TWG and ATSRWG, as well as community sentiment.

The Town envisions that a successful redevelopment proposal will either create well-paying year-round jobs, and/or will address the Town's lack of affordably priced housing opportunities. Community green space and the continuation of the Camden Farmer's Market on the property is highly valued by the town and interested parties are encouraged to make provisions or propose a development that accounts for these valued community assets. Mixed-use developments that provide for all of these uses would work very well on the Site.

The Town is seeking proposals from entities that can commit to proposing the highest and best uses possible for the property, implement the development in a timely manner, and work collaboratively with the Town and our consultants as the Town develops and implements the cleanup plan for the Site. The EPA funded Brownfield cleanup must be finalized by the end of September 2021. It is likely, that the Town will receive a six (6) month extension of the September 2021 deadline if needed.

The site is currently zoned Business – River (BR.) The uses allowed in the zone can be found in Article VIII, Section 13 of the Town's Zoning Ordinance. The property also benefits from being in a Business Opportunity Zone (BOZ), which is detailed in Article VIII, Section 17 of the Town's Zoning Ordinance. The BOZ was created with the intent of encouraging balanced development with energy efficient, aesthetically pleasing and cost-effective commercial projects while acknowledging green space protection. The town is willing to entertain uses that may not be allowed under the current zoning designations, if it can be determined that the proposal will be a benefit to the town, has community support, and is consistent with the Town's Comprehensive Plan.

Successful redevelopment of the Site is critically important to the Town due to its location in the “Millville” neighborhood, which is close to the core of downtown Camden and the brand-new middle school. The property is served by sewer, water, three-phase power and high-speed internet. The Town has invested significant dollars in the demolition and cleanup of the property and is ready for the property to contribute to Camden’s economy, its tax base, and its quality of life. Interested parties should note that all proposals will be reviewed in public and community support via a Town Meeting vote is required to move the proposal forward.

Request for Proposals

The Town of Camden is seeking proposals to purchase, lease or use a portion of the property. All proposals must include the following:

- A proposed purchase or lease price for the developer’s acquisition or lease of the property in part or in its entirety;
- A detailed description of the proposed use(s) and redevelopment plans for the property, along with a conceptual plan or illustration;
- 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;
- Estimated development cost, and verifiable evidence of financial capability and capacity to complete the proposed development;
- 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;
- 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;
- 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;

- 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;
- 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;
- 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.

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);
- 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;

- Preference will also be given to proposals that are consistent with the TWG’s recommendations and the ATSRWG’s *Guiding Principles*;
- 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;
- Experience working with the USEPA Brownfield Cleanup program and the Maine DEP VRAP program, or equivalent environmental regulatory agencies.

Site tours can be arranged and additional information can be requested by calling Jeremy P. Martin , Planning and Development Director at the Camden Town Office at 207-236-3353 ext. 7103, or by email at jmartin@camdenmaine.gov

Environmental information and assessments, as well as the ATSRWG “guiding principles” and the TWG’s “Recommendations” can be found at the following link:

https://www.camdenmaine.gov/government/major_projects/tannery_redevelopment_environmental_reports.php

Three (3) copies of the proposal should be delivered to the address below and a digital copy emailed to jmartin@camdenmaine.gov by 3:30 p.m. on Friday October 16, 2020. Please note, that the deadline for submittal may be extended as necessary.

Camden Town Office
Tannery Redevelopment Proposal
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