



**REQUEST FOR PROPOSAL FOR THE DEVELOPMENT OF:**

# **THE TROPICANA FIELD SITE IN ST. PETERSBURG, FLORIDA**

*86 acres of publicly-owned land in the heart of downtown*

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**REQUEST FOR PROPOSAL**  
**FOR THE PUBLIC/PRIVATE COLLABORATION FOR**  
**THE DEVELOPMENT OF THE TROPICANA FIELD SITE**  
**ST. PETERSBURG, FLORIDA**

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The City of St. Petersburg ("**City**") invites proposals from private developers or development teams interested (collectively "**Proposer**") in undertaking the leasing, acquisition and development of the Tropicana Field Site ("**Proposal**"), in a equitable public private collaboration with the City, located at approximately 200 16<sup>th</sup> Street South, St. Petersburg, Florida 33701 ("**Property**"). The City is looking for a developer or development team that can execute at a high level, with experience working with municipalities in developing large and complicated sites.

**SECTION 1. PROPERTY DESCRIPTION**

The Property is located in the heart of the City and illustrated in Exhibits "A" and "B" of this Request for Proposal ("**RFP**"). The City and Tampa Bay Rays Baseball, Ltd. (formerly known as Tampa Bay Devil Rays, Ltd. and referred to as the "**Rays**") entered into an Agreement for the Use, Management and Operation of the Domed Stadium in St. Petersburg, Including the Provision of Major League Baseball on April 28, 1995 (such agreement as amended, "Use Agreement"). The term of the Use Agreement runs through the end of the MLB season occurring in the year 2027. In 2002, the City determined that due to court rulings regarding liability for the payment of ad valorem property taxes it was in the best interest of the public that the City transfer ownership of the Property (defined in the Use Agreement as the "**Dome**") to Pinellas County, Florida. The Agreement For Sale between the City and Pinellas County dated October 17, 2002 ("Agreement for Sale") provides for the transfer of ownership of the Property from the City to Pinellas County and reacquisition of ownership of the Property by the City upon the occurrence of certain events including the termination of the Use Agreement. The City and Pinellas County executed the Tropicana Field Lease-Back and Management Agreement concurrently with execution of the Agreement for Sale. The Use Agreement was not affected in any material respect by the change in ownership of the Property.

An appraisal of the Property is currently underway and is expected to be complete in fall 2020. Once complete, the appraisal will be available on the City's website. The zoning for the Property, as illustrated in attached Exhibit "C", consists primarily of a mix DC-1 and DC-2 (Downtown Center) and a modicum of IT (Industrial Traditional) on a small non-contiguous parcel to the southwest ("**Zoning**"). Additional zoning and development regulation information can be found on the City's website by following this link: <http://www.stpete.org/LDR>. The complete site is approximately 86 acres and is located within a Qualified Opportunity Zone Census Tract.

**SECTION 2. LOCAL AREA**

St. Petersburg has a population of 269,357, making it the fifth largest city in Florida. It combines the amenities and variety that any large city has to offer, while providing a small-town neighborhood feel. This unique lifestyle is rooted in its sunshine – 361 days a year of sunshine

and an average daytime temperature of 83 degrees. This lays the foundation for a quality of life that is second to none, an endless summer where even after a busy work day, a sunset at the beach with the family or a walk along our esteemed waterfront park is within reach.

In the early 1900s, at a time when most waterfront cities had ports and industrial plants, a crusading newspaper editor named W.L. Straub pressed this city to make its waterfront a public park. Today, over 100 years later, St. Petersburg has the third largest downtown waterfront park system in North America, after Vancouver and Chicago. Aside from waterfront parks, our City offers the largest network of cycling and pedestrian trails in the Southeast, with over 225 city parks and 69 miles of BlueWays Paddling trails. For additional information on St. Petersburg's parks visit <http://www.stpeteparksrec.org/parks/>.

St. Petersburg is home to desirable waterfront neighborhoods, offering an abundance of homes rich in the Mediterranean tradition, mid-century, and modern architectural styles. Surrounding downtown, the city has several quaint, historic neighborhoods where bungalows cozy up to brick streets, and neighbors congregate on front porches. Downtown itself has become one of the hottest residential neighborhoods, more than doubling the number of housing units in the last ten years to over 11,000 currently built or under construction, from townhouses to mid-rise apartments to high-rise condominiums. For information on St. Petersburg neighborhoods visit [http://www.stpete.org/neighborhoods/neighborhood\\_profiles.php](http://www.stpete.org/neighborhoods/neighborhood_profiles.php)

Downtown St. Pete is the most walkable large-scale geographic area within the entire Tampa Bay region. Enhanced pedestrian access exists in most areas of downtown, which features extra wide tree-lined sidewalks, enhanced pavement materials, street furniture, outdoor cafes, two grocery stores, and safety features such as bollards and count-down pedestrian signals at intersections – all designed to enhance the pedestrian experience. Downtown St. Pete scored a “Walk Score” of 91 (100 being the maximum), indicating daily errands do not require a car. (Source: walkscore.com)

Detailed demographic information on the city, including economic drivers, competitiveness and prosperity indicators can be found in our annual State of the Economy presentation at [http://www.stpete.org/economic\\_development/docs/sote\\_2019.pdf](http://www.stpete.org/economic_development/docs/sote_2019.pdf). A video of the event is available at <https://www.youtube.com/watch?v=73PrabSnEcE>.

The Tampa Bay Partnership releases an annual competitiveness report, tracking key measures in economic vitality, innovation, infrastructure, talent, civic quality, and performance outcomes of the Tampa Bay region. The report can be accessed at <https://www.tampabay.org/research/regional-competitiveness-report>.

The St. Petersburg Downtown Partnership's 2020 Downtown St. Pete Development Guide provides information on the area's office market, housing market, major employers, hotels, arts & culture, events, retail, transportation, and more. It can be viewed at <https://drive.google.com/file/d/1ooavikLycnXbZaJnI6QHaOChgeuh0ZIW/view>.

On July 6, 2020 the City opened the St. Pete Pier™, a dynamic, 26-acre waterfront playground that will serve residents and visitors for generations to come. The new St. Pete Pier™ is the place to stroll, bike, dine, drink, shop, swim, take in a concert and more. Additional information related to the pier's amenities can be found at [www.StPetePier.org](http://www.StPetePier.org).

### SECTION 3. SITE HISTORY

Prior to the construction of Tropicana Field in 1990, then known as the Florida Suncoast Dome, the property was a predominately African American community of several small neighborhoods collectively known as the Gas Plant neighborhood. Gas Plant included the large natural gas storage tanks that are the source of its name, but the area also included a substantial African American population with over 2,000 residents, a public school, religious facilities and many businesses. The Gas Plant neighborhood was connected to other historically African American neighborhoods to the south, including the 22<sup>nd</sup> Street South business district, now referred to as the “Deuces Live” district, by the City’s grid street system.

The construction of I-275 and I-175 in the late 1960s and early 1970s caused much dislocation and removal of connective segments of street grid effectively isolating Gas Plant from the surrounding neighborhoods to the south and west. By 1973 the City had begun developing plans, under the authority of the Community Redevelopment Act of 1969 (Florida Statutes 163.330, Part III), to redevelop portions of the “Intown” area of St. Petersburg. By 1978, after the mandatory studies and surveys, the Gas Plant Area was declared an area of slum and blight by the City’s Community Redevelopment Agency (which has the same members as City Council), and, as such, appropriate for a community redevelopment project. Gas Plant was further designated as the #2 priority Intown redevelopment area, after the #1 Jamestown Area.

The Gas Plant Redevelopment Plan included the area bounded by 1<sup>st</sup> Avenue South, I-175, 9<sup>th</sup> Street South (now Dr. Martin Luther King Street South) and 16<sup>th</sup> Street South. According to documentation in the Gas Plant Redevelopment Plan there were 296 total structures, 475 housing units (in 262 structures), 19 commercial structures, 6 industrial structures and 9 institutional structures. Eighty one percent of the structures were rated to be in deteriorated or dilapidated condition. There were 27 businesses and 859 total employed persons in the Gas Plant Area. According to the Gas Plant Redevelopment Plan, the City was to acquire and demolish substandard structures and accessory buildings, rehabilitate suitable dwelling units and assist property owners to secure financial assistance if necessary, relocate families, individuals, and commercial establishments in acquired structures in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and create substantial public improvements to encourage new development, primarily commercial and residential uses east of 11<sup>th</sup> Street South and industrial uses west of 11<sup>th</sup> Street South.

In 1986, City Council voted to modify the redevelopment plans for the area in order to accommodate the construction of a stadium for major league baseball and the Downtown Master Fire Station and Fire and Rescue Headquarters. During this period (early 1980s) the Gas Plant Redevelopment Plan was merged into the larger Intown Redevelopment Plan and the Stadium Development of Regional Impact approval (which was later merged into the larger Intown Development of Regional Impact). Ultimately, the accommodation of a major league baseball stadium, and associated parking areas, required additional acquisitions beyond what was proposed in the Gas Plant Redevelopment Plan, including the Laurel Park Housing complex immediately to the west of the Gas Plant Redevelopment Area. The only remaining structures from the Gas Plant Redevelopment Plan era are the former Graham Rogall housing project (now a privately-owned apartment building) and the U-Haul business at the SW corner of 1<sup>st</sup> Avenue South and Dr. Martin Luther King Jr. Street.

In February 1990, the Florida Suncoast Dome was opened. The first Devil Rays game, in the newly named Tropicana Field, was played in March 1998.

For more information on the history of this site, please refer to *St. Petersburg's Historic African American Neighborhoods*, by Rosalie Peck and Jon Wilson, published by The History Press and the history chapter of *Where Have All the Mangoes Gone*, by Sarah-Jane L. Vatelot, published by the St. Petersburg Press and the Gas Plant Redevelopment Plan at [http://www.stpete.org/construction\\_services\\_and\\_permitting/real\\_estate/docs/Gas%20Plant%20Redevelopment%20Plan.pdf](http://www.stpete.org/construction_services_and_permitting/real_estate/docs/Gas%20Plant%20Redevelopment%20Plan.pdf).

#### SECTION 4. TAMPA BAY RAYS

The Rays are an American professional baseball team competing in Major League Baseball (MLB) as a member of the American League (AL) East division. Since its inception, the team's home venue has been Tropicana Field. Following nearly three decades of unsuccessfully trying to gain an expansion franchise or enticing existing teams to relocate to the Tampa Bay Area, an ownership group led by Vince Naimoli was approved on March 9, 1995. The Tampa Bay Devil Rays began play in the 1998 Major League Baseball season. Following the 2007 season, Stuart Sternberg, who had purchased controlling interest in the team from Vince Naimoli two years earlier, changed the team's name from "Devil Rays" to "Rays", now meant to primarily refer to a burst of sunshine rather than a manta ray, though a manta ray logo remains on the uniform sleeves. The 2008 season saw the Rays post their first winning season, their first AL East championship, and their first pennant (defeating the rival Boston Red Sox in the ALCS), though they lost to the Philadelphia Phillies in that year's World Series. Since then, the Rays have played in the postseason in 2010, 2011, 2013, and 2019. In 2018, an affiliate of the Rays purchased the Tampa Bay Rowdies, a USL soccer team based in St. Petersburg.

As stated previously, the Use Agreement ([http://www.stpete.org/construction\\_services\\_and\\_permitting/real\\_estate/docs/Use%20Agreement%20Amendments.pdf](http://www.stpete.org/construction_services_and_permitting/real_estate/docs/Use%20Agreement%20Amendments.pdf)) remains in effect through the end of the MLB season occurring in the year 2027. The City has had ongoing discussions with the Rays for several years regarding the long-term future of the team. On January 15, 2016, the City and Rays entered into a Memorandum of Understanding to allow the Rays to evaluate potential future stadium sites in Pinellas County and Hillsborough County, Florida ("MOU"). Upon termination of the three (3) year term of the MOU, the Rays informed the City that the team was not moving forward with a future stadium in Pinellas County or Hillsborough County pursuant to the MOU. After this unsuccessful effort, the Rays proposed to split their season between Montreal and the Tampa Bay region. This idea continues to be discussed between the City and the Rays but the City has not granted the necessary consent for the Rays to evaluate playing their home games at any facility other than Tropicana Field through the 2027 MLB season.

Based on the foregoing, any sale or lease of air rights (as described in Section 3.05 of the Use Agreement) prior to the end of the 2027 MLB season is subject to the terms and conditions of the Use Agreement and requires approval of the Rays, not to be unreasonably withheld. For example, any development would need to be conducted in a manner that does not unreasonably impair Rays' operations or patron access to the Property during the term of the Use Agreement. Replacement parking, though not necessarily on-site, must also be addressed.

Further, the City must obtain approval of Pinellas County prior to the sale or lease of air rights, which approval shall not be unreasonably withheld if the proposed sale or lease furthers the purposes of or is consistent with the approved Community Redevelopment Plan for the redevelopment area. At the latest, development will commence after the Use Agreement terminates.

Regardless of when development commences, planning for development can occur now. To that end, the City's goal is to have an Agreement (as described in Section 18 of this RFP) in place with the selected Proposer by the end of 2021, with the sale or lease of air rights and commencement of development (i.e., commencement of construction) to occur when the Use Agreement terminates or sooner if the required approvals set forth in the Use Agreement are obtained. If the City and Rays enter into an agreement for the Rays to stay on site, then the selected Proposer and the City will need to plan a location for a future stadium. If the City and Rays do not enter into an agreement for the Rays to stay on site beyond the term of the Use Agreement, then the development plans will not include a stadium. The development team must be flexible and embrace a long-term collaboration with the City on the site's development with or without the Rays.

#### **SECTION 5. TROPICANA FIELD DEVELOPMENT EFFORTS**

In preparation for the Property's development, the City has undertaken numerous efforts aimed at engaging the community and soliciting input on desired uses. These efforts include, but are not limited to:

- The creation of two Conceptual Master Plan development scenarios for the Property, with and without a new stadium  
([http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/));
- A smart city, sustainability, and healthy community plan targeted at the Property's development, referred to as Guidance for Tropicana Field Site Redevelopment Concepts Technical Report  
([http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/docs/Trop%20Site%20Road%20Map%20-%20VHB.pdf](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/docs/Trop%20Site%20Road%20Map%20-%20VHB.pdf));
- The development of the One Community Plan, including "19 Big Ideas" for the economic growth of south St. Petersburg (<https://onecommunitystpete.com/>);
- A marketing committee, led by the St. Petersburg Economic Development Corporation, that will promote the site to the business community;
- The development of a Community Benefit Program aimed at ensuring specific community benefits for projects that include City participation;
- The creation of a downtown development council, led by the St. Petersburg Downtown Partnership, intended to discuss development action related to the site and surrounding downtown area;
- Duke Energy's Site Readiness Program, which assesses the Property's infrastructure and makes specific recommendations for improvements;
- A Downtown Mobility Study, which will define a vision for multimodal mobility in greater Downtown St. Petersburg, test improvement strategies against mobility, livability, and economic vitality performance measures, and identify projects and

- programs to advance into implementation or further project development. The study is expected to be finished by fall 2021;
- City and community participation in the Bloomberg Harvard Cross-Boundary Collaboration Program, which is currently underway, identifying opportunities to redevelop the site in an equitable way that honors the history of the area’s residents by putting them at the center of its future. See their presentation at [http://www.stpete.org/construction\\_services\\_and\\_permitting/real\\_estate/docs/Bloomberg%20Presentation.pdf](http://www.stpete.org/construction_services_and_permitting/real_estate/docs/Bloomberg%20Presentation.pdf)
  - Discussions with key community partners on specific education, innovation, and business development programs that could be housed on the Property; and
  - Approval of a minimum of \$75M in TIF funding earmarked for infrastructure improvements to the Property from the Intown CRA, which has been approved by the City and Pinellas County.

## **SECTION 6. RELEVANT PLANNING EFFORTS**

The primary portion of Property lies within the Intown Community Redevelopment Area ("Intown CRA"). The Intown Redevelopment Plan was adopted to implement the Intown CRA tax increment financing district and includes a general redevelopment strategy for improving the area. The Tax Increment Financing District and Redevelopment Trust Fund (TIF) for the Intown CRA (Intown CRA Dependent Special District) was approved in 1991.

[https://www.stpete.org/economic\\_development/community\\_redevelopment\\_areas.php#intown](https://www.stpete.org/economic_development/community_redevelopment_areas.php#intown)

The western portion of the Property is located within the Intown West Community Redevelopment Area. The 123-acre CRA lies north and west of Tropicana Field and is bounded by I-175, I-275, Burlington Avenue North, and Dr. Martin Luther King Jr. Street. The Intown West Redevelopment Plan (IWRP) and redevelopment trust fund were established in 1990. It was created to capitalize on the development of Tropicana Field and the eventual award of a Major League Baseball franchise. This plan recognized the neighborhood would become in the future a “key gateway area and a high activity node related to stadium activities.” Specific issues this plan attempts to address include little or no development focus, physical deterioration of structures and properties, poor visual identity and lack of a unified architectural theme or development pattern.

[https://www.stpete.org/economic\\_development/community\\_redevelopment\\_areas.php#intown-west](https://www.stpete.org/economic_development/community_redevelopment_areas.php#intown-west)

The Property is located just north of the South St. Petersburg Community Redevelopment Area (SSCRA), created to provide a sustainable and durable source of financing to assist private enterprise in remedying blight and poverty in south St. Petersburg. The City intends to direct most of SSCRA tax increment financing revenues that are deposited into the trust fund to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles that help businesses and residents leverage capital from diverse sources. The City also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness. The 4,700-acre SSCRA is the largest in St. Petersburg and one of the largest in Florida. This CRA is comprised

of Greater Childs Park, more than twenty neighborhood and business associations, and two Florida Main Street Districts. Both the South St. Petersburg Redevelopment Plan and redevelopment trust fund were approved in 2015.

[https://www.stpete.org/economic\\_development/community\\_redevelopment\\_areas.php#south](https://www.stpete.org/economic_development/community_redevelopment_areas.php#south)

The Property is located in the western part of downtown which is anchored by a Florida Main Street organization, the EDGE District (<http://www.edgedistrict.org>), that plans, promotes, and advocates an eclectic, vibrant community while preserving its unique character. The organization follows the nationally recognized Main Street approach which employs a full-time executive director with volunteer committees concentrating on design, promotions, economic vitality and organization issues. In the past few years the Intown CRA and the EDGE District have seen a major increase in development activity including renovations and new construction of urban residential, retail, restaurant, and hotel uses. The EDGE District Improvement Plan ("EDGE Plan") was developed in 2016 and adopted in early 2017 to guide future improvements in the EDGE District. Recommendations include delineation of EDGE District boundaries, providing additional public parking, improving Central Avenue streetscape, enhancing Booker Creek, creating additional public gathering spaces and improving Baum Avenue.

[http://www.stpete.org/economic\\_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf](http://www.stpete.org/economic_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf)

The EDGE District Economic and Market Assessment provides an analysis of regional market conditions that then narrow into a more focused evaluation of the EDGE District's trade area - a geographic area that encompasses the EDGE District and serves as the basis for evaluating key real estate market supply and demand factors impacting the area's redevelopment potential.

[https://www.stpete.org/economic\\_development/redevelopment/docs/TheEDGE\\_EconoMarket\\_Final.pdf](https://www.stpete.org/economic_development/redevelopment/docs/TheEDGE_EconoMarket_Final.pdf).

A Main Street Resource Team comprised of four interdisciplinary downtown professionals met with the EDGE Business District Association in March 2015 to provide an assessment and recommendations focusing on the Main Street Approach.

[http://www.edgedistrict.org/uploads/3/4/7/6/34763378/edge\\_resource\\_team\\_book.pdf](http://www.edgedistrict.org/uploads/3/4/7/6/34763378/edge_resource_team_book.pdf)

The Central Avenue Revitalization Plan's ("Central Plan") goal is to create a unified vision for all seven miles of Central Avenue that allows the individual districts (the District is one of those districts) to develop and maintain their unique identities.

Although the Central Plan has a corridor-wide focus, it also recognizes the importance of each of the districts in making Central Avenue a unique and vibrant urban corridor experience.

[http://www.stpete.org/economic\\_development/redevelopment/docs/central\\_avenue\\_revitalizati\\_on\\_plan\\_final.pdf](http://www.stpete.org/economic_development/redevelopment/docs/central_avenue_revitalizati_on_plan_final.pdf)

The Warehouse Arts District/Deuces Live area is west of the site and covers a very large, diverse, and interesting area of south St. Petersburg—rich with arts, cultural history and dynamic pockets of reinvestment. An action plan for the area was completed in 2018 and identifies basic infrastructure (sidewalks, street trees, lighting, etc.), progressive steps (streetscapes, road diets, bike lanes, etc.) and transformational projects (signature parks and streets) that are responsive to the opportunities of individual places, while working to create a

more unified, consistent infrastructure for the overall region. Design on Phase I improvements will begin in 2020, with construction expected in 2021.

[http://www.stpete.org/economic\\_development/redevelopment/docs/WADA-Deuces%20Action%20Plan.pdf](http://www.stpete.org/economic_development/redevelopment/docs/WADA-Deuces%20Action%20Plan.pdf)

A Complete Streets Policy began in 2015 and a Complete Streets Implementation Plan was developed in 2019. In addition to the many aspirational goals embodied by Complete Streets, a fundamental principle guiding the approaches and designs is increased safety and comfortable mobility options for all modes of travel. The plan includes elements desired for the future streets and trails that surround and traverse the Property.

[http://www.stpete.org/transportation/complete\\_streets.php](http://www.stpete.org/transportation/complete_streets.php)

The SunRunner Bus Rapid Transit (BRT) project will utilize 1<sup>st</sup> Avenue South and 1<sup>st</sup> Avenue North, connecting Downtown St. Petersburg to the gulf coast beaches. This transportation project is intended to attract new ridership, support local revitalization and economic development plans, enhance tourism with fast, convenient transportation, and support the unique character of the area, while providing cost-effective service. The project received a funding announcement of \$21.8M from the Federal Transit Administration in May 2020 and is expected to start operations in 2022. The BRT project will have a stop along the north edge of the Property.

<https://psta.net/about-psta/projects/sunrunner/>

The St. Petersburg Area Chamber of Commerce and the City, in partnership with the community, have completed, and are vigorously implementing, the comprehensive economic growth plan entitled the "Grow Smarter Strategy." The Grow Smarter Strategy is the blueprint to enhance the City's competitive position and attract and retain quality and diverse economic growth now and in the future. This strategy is producing results for the City with additional office space under construction for, or proposed by, Raymond James, Jabil, UPC Insurance and Power Design. The City is interested in building off of this success with new office space.

[http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/docs/Grow%20Smarter%20Strategy.pdf](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/docs/Grow%20Smarter%20Strategy.pdf) and <https://growsmarterstpete.com/>

St Pete 2050 is an inclusive, city-wide conversation about where our City is going and what St. Petersburg can become over the next 30 years. The visioning process began in November 2019 and will continue in 2020, with citizen input being central to the effort.

<http://www.stpete2050.com>

The City of St. Petersburg has developed a comprehensive 10-year plan to address housing affordability by expanding existing programs and introducing new solutions. The plan began in 2020 and will be funded through various public and private sources. The plan will impact approximately 7,000 households, improving life for 19,000 community members across the city. The plan focuses primarily on supporting low- and moderate-income households but will also offer solutions for middle-income households and above.

[https://www.stpete.org/housing/affordable\\_housing.php](https://www.stpete.org/housing/affordable_housing.php)

The Downtown St. Petersburg Mobility Study will define a vision for multi-modal mobility in the greater Downtown area, looking at ways to improve mobility, livability and economic vitality. The focus of potential improvement projects will be concentrated around key corridors in the downtown, including one-way pairs and other priority arterial roadways. Specifically, the Study will identify opportunities to address key one-way pair roadways, including evaluation of conversion to two-way operations for 8<sup>th</sup>/Dr. MLK Jr. Streets and 3<sup>rd</sup>/4<sup>th</sup> Streets; changes to I-175 and I-375, including the potential removal, partial removal, or re-design, with the intent to lessen their effect of physical barriers; transit and trail access; and general mobility improvements.

<https://forwardpinellas.org/projects/dtsp/>

#### **SECTION 7. INTENT**

Notice is hereby given that the City invites Proposals from Proposers in undertaking an equitable public private collaboration with the City for the development of the Property consistent with the existing Zoning designations.

#### **SECTION 8. UTILITIES**

The Property has access to all typical utilities. However, development may require extensive relocation of utilities. Land must be set aside for an electrical substation on site. Reference the Duke Site Readiness Report in Section 11.1.18.15. A centralized chiller plant may be considered for the overall site. Interested parties should rely on their own research and experts for counsel.

#### **SECTION 9. PROPERTY TAXES**

The selected Proposer will be responsible for property taxes commencing on the date the selected Proposer is contractually granted control of the Property or portions thereof.

#### **SECTION 10. TWENTY-ONE GUIDING PRINCIPLES OF DEVELOPMENT**

The City has led significant public discussions on the community's desire for development. That feedback has created several guiding principles of development, which are set forth below.

1. The development will be a public private collaboration that incorporates the goals of the City, which have been informed by the community.
2. The development will be a collaboration with the City and development partners to identify and develop the appropriate infrastructure to support the proposed development.
3. The development will honor the site's history and provide opportunities for economic equity and inclusion.
4. The development will provide jobs, entertainment, mixed-income housing, and family-oriented places that promote economic development for the surrounding community.
5. A significant portion of the created jobs will align with the Grow Smarter Strategy described in Section 6.

6. The development will provide a continuous workforce development element designed to provide training and placement for the jobs created on-site during development and upon conclusion of the development.
7. The development will connect the site to the surrounding neighborhoods using a variety of transportation modes and connectors.
8. The development will tie into the regional transportation network.
9. The development will celebrate and enhance the cultural diversity and authenticity of the City.
10. The development will connect to south St. Petersburg physically, economically, and emotionally.
11. The developer will implement a strong community outreach program, seeking input from all community stakeholders.
12. The development will include a minimum of 50,000 square feet, with a goal of 100,000 square feet or more, of conference space attached to a major flagship hotel.
13. The development will include space for research, innovation, and higher education uses, with the goal of including institutions listed in Section 11.2.6.
14. The development will include childcare facilities for residents and employees of the site.
15. Booker Creek and the Pinellas Trail will be central features of the development and green space will be featured throughout the development.
16. The development will include a significant contiguous park component and public gathering space.
17. The development will include opportunities for arts and culture throughout the site.
18. The development will include opportunities for small businesses and small, independent retail and commerce.
19. The development will provide community benefits consistent with the City's Community Benefit Program which is currently being developed by the City in conjunction with the community. The Community Benefit Program will address employment goals, living wages, small business participation, workforce training opportunities, affordable housing, child care opportunities and early childhood programs, transportation and mobility improvements, sustainability initiatives and other needs important to the City and important to the continuous improvement of the South St. Petersburg Community Redevelopment Area (SSCRA), as referenced in Section 6.
20. The developer will remediate any potential environmental issues on the site.
21. The development will incorporate smart city technologies, Health in All Policies strategies, healthy urban planning and design elements, healthy building design elements, Complete Streets Implementation Plan strategies, strategies consistent with the City's Integrated Sustainability Action Plan, and sustainability and resiliency policies.

## **SECTION 11. DEVELOPMENT ELEMENTS TO BE ADDRESSED BY PROPOSERS**

The development elements set forth below are based on the guiding principles of development described in Section 10 above. A well-crafted Proposal will address as many elements of this section as possible.

### **11.1. General Development**

- 11.1.1. An intensive, sustainable, vibrant, urban, mixed-use, and mixed-income community that creates a unique experience and strong sense of place for all types of people.
- 11.1.2. The project follows the guiding principles and overall vision of the Tropicana Field Conceptual Master Plans.
- 11.1.3. Architecturally significant, unique designs, with integrated distinctive public open spaces, is expected.
- 11.1.4. Demonstration of market feasibility for proposed plan.
- 11.1.5. Job creation plan (quantity and quality of jobs), emphasizing employment opportunities for residents of the South St. Petersburg CRA and other traditionally under-served neighborhoods and reflective of the Grow Smarter Strategy referenced in Sections 6 and 11.1.18.12. The City is prepared to negotiate an employment plan for permanent job creation and placement of residents of the South St. Petersburg CRA and other underserved communities.
- 11.1.6. It is a goal of the City that a significant amount of the construction jobs for the project will be filled by South St. Petersburg CRA residents. Proposals must reflect how this expectation will be realized, including an estimated percentage of the expected construction jobs set aside for South St. Petersburg CRA residents.
- 11.1.7. Establish a workforce development program to include job training opportunities for residents of the South St. Petersburg CRA and other traditionally under-served neighborhoods. It is expected that the selected Proposer will coordinate with St. Pete Works!, a workforce collaborative supporting workforce development in St. Petersburg (<https://stpeteworks.org/>), and post-secondary institutions to develop workforce training programs for South St. Petersburg CRA and other residents and link them to temporary jobs during construction and full-time employment post development.
- 11.1.8. Significant participation of small business enterprise (SBE) companies in the overall development and construction of the project, consistent with the City's SBE program. The City expects to see how this issue will be implemented in the Proposal, including an estimated percentage of the expected SBE participation.
- 11.1.9. Connect the Property with the existing surrounding communities through elements including, but not limited to, reintroducing and connecting the street grid with a complete streets focus that integrates linkages such as sidewalks, bikeways, trails, shade, and crossings and demonstrate that the development has positive impacts beyond the site boundary.

- 11.1.10.Plans shall connect the Property to the southern side of I-175 and incorporate appropriate elements from the Downtown Mobility Study (underway, with expected completion in fall 2021), including how it would connect the project site to the southern side of I-175 should that section of the highway be removed or scaled back and potentially produce more developable land area.
- 11.1.11.Create vibrant pedestrian/street level activities and spaces that are appropriate for the City’s urban vision and promote active transportation. A comfortable pedestrian environment provides ample room for street trees that promote shade and street furniture outside of pedestrian paths.
- 11.1.12.Incorporate the history of the neighborhood pre-Tropicana Field, using imagery, plaques, replicas of significant buildings, and stories told through interpretive history.
- 11.1.13.Incorporate public art throughout the site, including opportunities for the Carter G. Woodson Museum and the St. Pete Arts Alliance to participate.
- 11.1.14.Develop a design plan, which includes public input, which must be approved by the City.
- 11.1.15.Demonstrate that the proposal adheres to the City’s vision of a downtown with an active 24/7 environment.
- 11.1.16.Demonstrate how the proposal complements the Vision 2020 Element of the Comprehensive Plan ([http://www.stpete.org/planning\\_zoning/docs/vision2020book.pdf](http://www.stpete.org/planning_zoning/docs/vision2020book.pdf)) and the ongoing Vision 2050 planning effort.
- 11.1.17.Demonstrate how the development will incorporate current and upcoming technology and Smart Cities concepts, such as fiber optic networks, 5G connectivity, etc., and other elements from the Guidance for Tropicana Field Site Redevelopment Concepts Technical Report.
- 11.1.18.Development incorporates applicable items from the following plans and initiatives. Several of these efforts were previously described in Section 6.
- 11.1.18.1. Executive Order - 2017-01 – Sustainable St. Petersburg;  
[http://www.stpete.org/sustainability/docs/Sustainability\\_Resiliency\\_EO\\_2017.pdf](http://www.stpete.org/sustainability/docs/Sustainability_Resiliency_EO_2017.pdf)
- 11.1.18.2. Healthy St. Pete – 2018-04 Health in All Policies (HiAP) Executive Order. Proposer should utilized HiAP Decision – Support Tool (Health Impact Assessment, Health Lens Analysis, Health Planning Matrix, or other acceptable alternative) to evaluate the health impacts of the proposed development prior to implementation. The assessment should be done in accordance with requirements of the City’s “Health in All Policies” initiative in coordination with the Healthy St. Pete Division. It should determine potential effects of the project alternatives on the health of the population, as well as recommendations for enhancing health benefits and mitigating

negative health consequences, and recommendations for monitoring and managing those effects as necessary;

<https://www.healthystpetefl.com/health-in-all-policies/>

11.1.18.3. Integrated Sustainability Action Plan;

[https://www.stpete.org/sustainability/integrated\\_sustainability\\_action\\_plan.php](https://www.stpete.org/sustainability/integrated_sustainability_action_plan.php)

11.1.18.4. Guidance for Tropicana Field Site Redevelopment Concepts Technical Report;

[http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/docs/Trop%20Site%20Road%20Map%20-%20VHB.pdf](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/docs/Trop%20Site%20Road%20Map%20-%20VHB.pdf)

11.1.18.5. City's Community Benefit program. Program is currently in development and seeks to establish a series of community benefits for projects that receive City funding or participation for development, as further described in Section 10 of this RFP;

11.1.18.5.1. Storefront Conservation Corridor Plan (provided as an example of retail space preferable to the City);

[http://www.stpete.org/city\\_initiatives/storefront\\_conservation\\_corridor.php](http://www.stpete.org/city_initiatives/storefront_conservation_corridor.php)

11.1.18.6. EDGE Improvement Plan;

[http://www.stpete.org/economic\\_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf](http://www.stpete.org/economic_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf)

11.1.18.7. CRA Redevelopment Plans (Intown, Intown West, South St. Petersburg);

[https://www.stpete.org/economic\\_development/community\\_redevelopment\\_areas.php](https://www.stpete.org/economic_development/community_redevelopment_areas.php)

11.1.18.8. Warehouse Arts Deuces Live Action Plan;

[http://www.stpete.org/economic\\_development/redevelopment/docs/WADA-Deuces%20Action%20Plan.pdf](http://www.stpete.org/economic_development/redevelopment/docs/WADA-Deuces%20Action%20Plan.pdf)

11.1.18.9. One Community Plan;

<https://onecommunitystpete.com/>

11.1.18.10. Downtown Waterfront Master Plan;

[http://www.stpete.org/city\\_initiatives/docs/FINAL\\_DWMP\\_2015\\_06\\_04\\_web.pdf](http://www.stpete.org/city_initiatives/docs/FINAL_DWMP_2015_06_04_web.pdf)

11.1.18.11. Pier Master Plan;

<http://www.newstpetepier.com/overview.php>

11.1.18.12. Grow Smarter Strategy;

[http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/docs/Grow%20Smarter%20Strategy.pdf](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/docs/Grow%20Smarter%20Strategy.pdf)

11.1.18.13. Complete Streets Implementation Plan;

[http://www.stpete.org/transportation/docs/StPete\\_CompleteStreetsImplementationPlan\\_May2019.pdf](http://www.stpete.org/transportation/docs/StPete_CompleteStreetsImplementationPlan_May2019.pdf)

11.1.18.14. Affordable Housing Strategy; and

[https://www.stpete.org/housing/affordable\\_housing.php](https://www.stpete.org/housing/affordable_housing.php)

11.1.18.15. Duke Site Readiness Program.

[http://www.stpete.org/construction\\_services\\_and\\_permitting/real\\_estate/docs/Tropicana%20Site%20-%20Full%20Report%20-%2003.20.20.pdf](http://www.stpete.org/construction_services_and_permitting/real_estate/docs/Tropicana%20Site%20-%20Full%20Report%20-%2003.20.20.pdf)

## 11.2. **Land Use**

11.2.1. Desired land uses include, but are not limited to a sustainable, market-feasible, mixed-use, high-intensity urban context including, retail, residential, hotel and conference space, office, recreation and open space, community and culture, education, research and development; other uses may be proposed.

11.2.2. Retail and entertainment uses should: i) complement existing retail & entertainment downtown and citywide; ii) support and service the proposed project and surrounding neighborhoods; iii) be primarily open air in a pedestrian oriented setting where buildings reflect the setbacks, orientation to public ROW and public spaces, massing and form that is characteristic of buildings in downtown St. Petersburg; iv) have consistently high-activity and foot traffic levels that promote a 24/7 urban environment; v) introduce new retailers to the market to the greatest extent possible; vi) prioritize local, independent retailers; vii) offer opportunities to existing south St. Petersburg businesses; and viii) provide destination retail and entertainment.

11.2.3. Residential should provide for a mix of housing opportunities including ownership and rental. Housing provided should be attainable at a variety of income levels, including affordable/workforce income levels. At a minimum, the 60%, 80%, and 120% of median annual income levels are to be addressed in a substantial manner. Reference the Affordable Housing Strategy in Section 11.1.18.14. Housing which accommodate families (3 and 4 bedroom) should also be included. Additionally, housing which permits pets, with no size restrictions, should also be included. The cost of parking should be strongly considered in the development of residential space. Affordable & workforce housing is a high priority of the City and should be maximized. The City expects all Proposals to contain a strong and equal mix of affordable/workforce and market rate housing. The City understands this requirement might have an impact on land value.

11.2.4. Desirable residential development for an urban project in downtown St. Petersburg would also include housing atop retail and commercial uses, live/work spaces as well as other multi-family housing types with an appropriate

amount of parking that reinforces the City's vision for the project site as a vibrant pedestrian oriented, mixed-use community.

- 11.2.5. Office uses should be integrated into the urban development pattern by a vertical mix of uses and include incubator space for local small businesses with a focus on the city's five target industry sectors: marine & life sciences, financial services, data analytics, specialized manufacturing, and creative arts & design. Office space is a high priority of the City and should be maximized and not subject to any pre-leasing requirements for development. The City would prefer a Proposal which includes office users that are either expanding within St. Petersburg or are new to the city. The City expects a portion of the office space should be reserved for underserved businesses and entrepreneurs. Proposals must reflect how this expectation will be realized, including an estimated percentage of the office space reserved for underserved businesses and entrepreneurs. The City understands this requirement might have an impact on land value.
- 11.2.6. A tech campus should be incorporated into the design, with space for education, research, and innovation uses. The City is especially interested in tech campus that includes a partnership with local higher-education institutions or Florida based high-education institutions for education space, including but not limited to:
  - 11.2.6.1. University of South Florida;  
<https://www.usf.edu/>
  - 11.2.6.2. University of South Florida St. Petersburg;  
<https://www.usfsp.edu/home/>
  - 11.2.6.3. Johns Hopkins/Johns Hopkins Medicine;  
<https://www.hopkinsallchildrens.org/>
  - 11.2.6.4. Eckerd College;  
<https://www.eckerd.edu/>
  - 11.2.6.5. St. Petersburg College;  
<https://www.spcollege.edu/>
  - 11.2.6.6. Pinellas Technical College; and/or  
<https://www.pcsb.org/myptc>
  - 11.2.6.7. Other leading research college or university.
- 11.2.7. Hotels should include at least one four-star property, operated by a major chain and should include an integrated or connected conference center with a minimum of 50,000 sq ft. The City is especially interested in a five-star property operated by a major chain and an integrated or connected conference center with 100,000 sq ft of space or larger. A market study for a hotel and conference space was performed as part of the Tropicana Field Conceptual Master Plans. It can be accessed at

[http://www.stpete.org/construction\\_services\\_and\\_permitting/real\\_estate/docs/13754.00-U4\\_Hotel\\_Conference\\_Center\\_Analysis\\_St\\_Petersburg\\_FL\\_11.30.2016.pdf](http://www.stpete.org/construction_services_and_permitting/real_estate/docs/13754.00-U4_Hotel_Conference_Center_Analysis_St_Petersburg_FL_11.30.2016.pdf).

- 11.2.8. Open space and park components are encouraged to be connected, a prominent feature of the overall design, publicly accessible, and provide for a variety of programs. A significant amount of contiguous park space should be included in the overall development. For additional thoughts from St. Petersburg City Council on this subject, please see the June 11, 2020 Public Services and Infrastructure Committee meeting at [http://www.stpete.org/boards\\_and\\_committees/recorded\\_city\\_meetings.php](http://www.stpete.org/boards_and_committees/recorded_city_meetings.php).
- 11.2.9. Integrate and enhance Booker Creek and the Pinellas Trail as part of the overall development concept. Buildings along the creek shall face towards it, as a primary means of entrance/exit, with secondary entrances along the Pinellas Trail. Taller buildings should include stepbacks to preserve a pedestrian friendly environment.
- 11.2.10. Integrate the design of building entrances/exits with the urban street grid to direct pedestrians to desired crossing locations at corners (not mid-block).
- 11.2.11. Ongoing maintenance responsibilities for the open space areas are to be addressed.
- 11.2.12. Parking areas are to be within structures, located on-site and integrated into the development by including substantial ground-floor retail/office uses to ensure the parking structures do not disrupt the pedestrian-oriented development pattern. Parking structures should be designed to accommodate future repurposing and to support additional development above, if needed. Include direct access at street level to bicycle parking rooms, including showers and locker facilities for long term bicycle parking uses.
- 11.2.13. The City is aware that different types of land uses are unsettled at this time as a result of the ongoing pandemic. It is expected that Proposers bring innovative, futuristic, and cutting-edge development concepts to the table. It is also expected that Proposers maximize St. Petersburg's long-term competitive advantages in achieving the City's vision.

### 11.3. **Transportation**

- 11.3.1. Incorporate guiding policies from the Complete Streets Implementation Plan including, but not limited to, designing each roadway to its maximum desired operating speed, and providing adequate space for separated bicycle and pedestrian paths on both sides of all streets. Reference section 11.1.18.13.
- 11.3.2. Design corners and pedestrian crossings to include curb extensions, raised crossings, median refuges, and other physical design elements to shorten crossing distances and maintain the pedestrian-first environment.
- 11.3.3. Establish a connected network of bicycle facilities, including lanes at pedestrian level but separated from walkways and parking on both sides of each street.

Maintain the separation at intersections with the inclusion of “protected intersection” design elements.

- 11.3.4. Connect to existing and proposed PSTA transit system routes and stations, including the SunRunner BRT project.
- 11.3.5. Coordinate with PSTA’s transit development program.
- 11.3.6. Design to allow for future additional mass transit opportunities.
- 11.3.7. Internal roadways should be dedicated public rights of way, two-way, and provide pedestrian-scaled intersection connections to the existing grid street system.
- 11.3.8. Identify any significant transportation improvements necessary to support the development.
- 11.3.9. Incorporate recommendations from the Downtown Mobility Study conducted by the City, FDOT, Forward Pinellas, including potential changes to I-175.
- 11.3.10. Include and expand the City’s bike share program opportunities, and forthcoming scooter share program opportunities, throughout the site.
- 11.3.11. Incorporate relevant projects and recommendations from the Intown Redevelopment Plan, the Intown West Community Redevelopment Plan, EDGE District Improvement Plan, the Warehouse Arts District Deuces Live Action Plan, the South St. Petersburg CRA Redevelopment Plan, Integrated Sustainability Action Plan, the TBARTA cable propelled transit feasibility study; and the Guidance for Tropicana Field Site Redevelopment Concepts Technical Report.
- 11.3.12. Incorporate the Pinellas Trail into the development with priority at street crossings, an appealing corridor, direct accesses to building bicycle parking rooms, and pedestrian-oriented uses facing the trail.
- 11.3.13. Integrate an Intermodal Facility at or near 1st Avenue South and 13th Street where the City already plans a BRT station that serves the BRT project planned for the 1st Avenues as well as Regional BRT connecting the Property to Gateway, West Shore, Tampa International Airport, Downtown Tampa and points further north.
- 11.3.14. Include a regional connectivity plan demonstrating how the site will connect with the overall Tampa Bay Region through a variety of transportation modes.

## **SECTION 12. PROPOSAL REQUIREMENTS**

### **Required Format**

To ensure consistency, Proposer must submit fifteen (15) hard copies of the Proposal in 8 ½x11 inch format bound and clearly labeled “Proposal for The Tropicana Field Site”. The Proposal should be individually tabbed for each of the items or parts listed below and include page numbers. The electronic version of the original proposal shall be in PDF or Microsoft Office

format. Both the hard copy(s) and electronic copy(s) shall clearly identify the Proposer and the be labeled Proposal for The Tropicana Field Site. The electronic version should be a continuous document in one file.

**Part A – Development Team**

**Part B – Reference Projects, Experience, and Minimum Qualifications**

**Part C – Financial Information**

**Part D – Narrative Response**

**Part E – Depiction of the Development**

**Part F – Timing of Development and Development Phasing**

**Part G – Other**

**Part H - Delivery Deadline, Requirements, and Proposal Form**

**Part A - Development Team**

In this section, Proposer must describe the proposed composition, organization and management of the development team (recognizing the potential need for flexibility to make any future modifications necessary to meet applicable requirements related to the selection of contractors or the purchase of professional services) including:

- Identifying the lead entity who will execute any agreement with the City, if selected;
- Identifying other entities who are expected to be a part of the development team along with their responsibilities and percentage of any ownership;
- Demonstrating the proposed development team’s ability to work cooperatively with multiple clients and entities; and
- Identifying key individuals expected to be assigned to the development and their roles and responsibilities.

**Part B - Reference Projects, Experience, and Minimum Qualifications**

In this part, Proposer shall submit descriptions of at least five reference projects to demonstrate relevant experience. Such reference projects must include:

- At least one large scale public-private collaboration, mixed-use, multi-building urban project consisting of at least 25 acres or project cost of \$100,000,000.

Proposer shall also provide descriptions of:

- Any LEED certified projects;
- Any ENVISION certified projects;
- Any WELL Building Standard certified projects; and
- Any projects that incorporate specified community benefits.

Each project description shall contain at least the following information:

- Name of project;
- Reference and contact information for such project;
- Role of Proposer;
- Dollar amount of the project;

- Year started and year completed;
- Description of the project showing relevance to the development contemplated by this RFP; and
- Names of entities and key personnel that participated in similar project(s) and are included in this Proposal.

### **Part C - Financial Information**

In this part, Proposer shall provide information to demonstrate that Proposer has the financial resources to develop the Property, which information shall include:

- The amount of equity investment by each investment entity;
- Any public funding required for the project; and
- Financial ability of Proposer and other entities who are a part of the development team (e.g., line of credit or other financial instrument or assurance).

Proposer shall also include a twenty (20) year cash flow analysis.

### **Part D - Narrative Response**

In this part, Proposer shall provide a narrative response which includes:

- An introductory overview of development philosophy and expertise which demonstrates the Proposer's vision is consistent with the guiding principles of development described in Section 10 of this RFP;
- A description of how the Proposer plans to address and incorporate the development elements identified in Section 11 of this RFP;
- A description of how the Proposer plans to address the City's goals of local hiring in the construction and ongoing operations of the development and the use of small business enterprise (SBE) companies in the overall development and construction of the project, including estimated percentages of each element;
- A description of Proposer's community outreach program;
- A description of Proposer's approach to the City's Community Benefit Program; and
- A summary of how the pre-Tropicana Field historical context will be recognized.

Proposer should also identify what part of the Property it would reserve for a new stadium if the City and Rays enter into an agreement for the Rays to stay on site.

### **Part E - Depiction of the Development**

In this part, Proposer shall submit general renderings, illustrations and other visual documents for illustrative purposes which include:

- Overall preliminary site plan in a readable format for reproduction and distribution;
- Prototype design details for public open space, right-of-way and other public spaces;

and

- Color renderings, elevations and perspective views, or other illustrations which depict typical buildings and structures, streetscape scenes, and facade treatments of buildings. Such renderings, elevations and perspective views, or other illustrations must contain enough details to generally identify Proposer's vision for the Property.

General renderings, illustrations and other visual documents (e.g., preliminary site plan) from the selected Proposer will be refined and evolve as such entity engages with the City and conducts community outreach.

### **Part F - Timing of Development and Development Phasing**

In this part, Proposer shall address the following timing and phasing considerations:

- What portion of the proposed development could occur prior to the end of the 2027 MLB season if the required approvals set forth in the Use Agreement are obtained (it is anticipated that this phase of development would be limited to the northeast quadrant of the site to allow continued operation of Tropicana Field until a new ballpark is constructed or until the Use Agreement terminates);
- Proposed development schedule and phases, including an explanation of phasing and timeline to commence construction, for the Property with a new stadium and without a stadium. Proposer should estimate the amount of square footage to be built by land use type and the phase for such construction;
- Explanation of phasing and plan if the development cannot move forward until the end of the 2027 MLB season;
- The estimated number of years required to buildout each phase of the project; and
- Any guarantees or incentives (e.g., financial, deed reverter provisions or other form acceptable to the City) provided by the Proposer to ensure the development commences and is completed within the timeframe proposed.

### **Part G - Other**

In this part, Proposer shall provide general information on the following:

- Any direct and indirect economic impacts including job creation, impact on existing businesses, tax revenues and any other identifiable economic impact including equitable participation and inclusion;
- Any requested financial participation by the City as it relates to Sections 10 and 11 of this RFP;
- Estimated total construction value of proposed development to include a breakdown of value for each type of land use; and
- How the project is beneficial to the community and the surrounding neighborhoods.
- Other information required by this RFP.

## **Part H - Delivery Deadline, Requirements, and Proposal Form**

Proposals should be marked "Proposal for the Tropicana Field Site" and delivered by 10:00 A.M on January 15, 2021 as follows:

- By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Economic & Workforce Development Department, One Fourth Street North, St. Petersburg, Florida; or
- By United States Postal Service ("USPS") mail to City of St. Petersburg, Economic & Workforce Development Department, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

A signed Proposal Form, attached as Exhibit "D" to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty (\$250) dollars, must be submitted. Payment should be made in the form of a check, payable to the City of St. Petersburg.

**Proposals received after the above specified time and date will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.**

### **SECTION 13. GENERAL INFORMATION**

13.1. Proposer must provide an affirmative statement within their Proposal as follows:

"Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would, or could, have an adverse effect upon the Property or upon the ability of Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental investigations or similar proceedings pending or, to Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein."

13.2. Proposer must provide a primary contact name and numbers including phone and email.

## **SECTION 14. SCHEDULE**

Issue RFP.....	July 27, 2020
First Pre-proposal Meeting.....	September 1, 2020
Second Pre-proposal Meeting.....	September 9, 2020
Last day for questions.....	December 16, 2020
Proposals due by 10:00 A.M. EDT.....	January 15, 2021

The two pre-proposal meetings will be identical and will include:

- An overview of the site and relevant planning efforts;
- Brief presentations from city leadership regarding;
  - History of the site,
  - Economic development,
  - Transportation,
  - Public Works,
  - Environmental conditions,
  - Housing,
  - Sustainability, and
  - Development Services
- Private sector input from the City's economic development partners and business community;
- Questions and answers; and
- Site information.

## **SECTION 15. INQUIRIES AND QUESTIONS**

All inquiries, questions, requests for interpretation, correction, or clarification **must be submitted in writing, by e-mail, to the City Contact, and shall arrive not later than 1:00 P.M. EDT, December 16, 2020.** All responses from the City shall be in writing, by email. All submitted questions, along with City's responses thereto, will be available on the City's website: [www.stpete.org/realestate](http://www.stpete.org/realestate)

## **SECTION 16. SELECTION**

All qualified proposals will be presented to the Mayor for his consideration and for recommendation to the St. Petersburg City Council for approval.

## **SECTION 17. AWARD WITHOUT DISCUSSION**

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

## **SECTION 18. AGREEMENT**

Subsequent to the selection by the Mayor, the City and the selected Proposer will commence negotiations of an agreement. References to “Agreement” shall mean a development agreement that may involve (i) a long-term lease with a phased cash sale option upon completion of certain performance requirements (the City would consider substantial investment in key city programs and initiatives outlined in this RFP in lieu of cash value); or (ii) a purchase option. The City may elect to enter into a pre-development agreement prior to a development agreement. Any agreement between the City and the selected Proposer is subject to approval by the St. Petersburg City Council.

The Proposer will be required to comply with all applicable laws. This may include, but is not limited to, laws regarding the construction or improvement of a public building, structure, or other public construction works (e.g. F.S. § 255.20) and the acquisition of professional architectural, engineering, landscape architectural, or surveying and mapping services (e.g. F.S. § 287.055). The extent to which such laws apply to portions of the project will depend on a variety of factors that have yet to be fully determined, including but not limited to the City’s expenditure of funds and City ownership of improvements. Proposer is expected to be flexible in modifying its development process if necessary to meet any applicable requirements.

## **SECTION 19. CITY CONTACT**

Brian Caper, Economic Development Officer  
City of St. Petersburg, Economic & Workforce Development Department  
Email: [brian.caper@stpete.org](mailto:brian.caper@stpete.org) (Note: Email is subject to public records law)

*Additional information/copies of this RFP may be downloaded from [www.stpete.org/realestate](http://www.stpete.org/realestate)*

## **SECTION 20. CITY RESERVATIONS**

The City reserves the right to:

- 20.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
- 20.2. Waive irregularities in the proposals;
- 20.3. Reject or refuse any or all proposals;
- 20.4. Cancel and withdraw this RFP at any time;
- 20.5. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 20.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

## **SECTION 21. DISCLOSURE**

Information included in this RFP regarding the Property is believed to be reliable; however, interested parties should rely on their own research and experts for counsel.

**SECTION 22. INFORMATION DESIGNATED A TRADE SECRET AND/OR  
CONFIDENTIAL AND/OR PROPRIETARY**

All Proposals (including all documentation and materials attached to Proposals or provided in connection with this solicitation) submitted to the City are subject to Florida's public records laws (i.e., Chapter 119, Florida Statutes), which requires disclosure of public records, unless exempt, if a public records request is made. Proposals (including all documentation and materials attached to Proposals or provided in connection with this solicitation (even if in a separate electronic file)) submitted to the City cannot be returned. **THE CITY WILL NOT CONSIDER PROPOSALS IF THE ENTIRE PROPOSAL IS LABELED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY.**

If Proposer believes that its Proposal contains information that is a trade secret (as defined by Florida law) and/or information that is confidential and/or proprietary and therefore exempt from disclosure, then such information must be submitted in a separate electronic file and comply with the following requirements. In addition to submitting the information in a separate envelope, Proposer must include a general description of the information designated as a trade secret and/or confidential and/or proprietary and provide reference to the Florida statute or other law which exempts such designated information from disclosure in the event a public records request.

The City does not warrant or guarantee that information designated by Proposer as a trade secret and/or confidential and/or proprietary is a trade secret and/or confidential and/or proprietary and exempt from disclosure. The City offers no opinion as to whether the reference to the Florida statute or other law by Proposer is/are correct and/or accurate. Please be aware that the designation of information as a trade secret and/or confidential and/or proprietary may be challenged in court by any person or entity. By designation of information as a trade secret and/or confidential and/or proprietary, Proposer agrees to defend and indemnify the City, its employees, agents and elected and appointed officials ("Indemnified Parties") against any and all claims, demands and actions (whether or not a lawsuit is commenced) arising out of or in connection with Proposer's designation of information as a trade secret and/or confidential and/or proprietary and to hold harmless the Indemnified Parties for any award to a plaintiff for damages, costs and attorneys' fees, and for costs and attorneys' fees (including those of the City Attorney's office) incurred by the City by reason of any claim, demand or action arising out of or related to Proposer's designation of information as a trade secret and/or confidential and/or proprietary.

Failure to comply with the requirements above shall be deemed as a waiver by Proposer to claim that any information in its Proposal is a trade secret and/or confidential and/or proprietary, regardless of whether such information is labeled trade secret and/or confidential and/or proprietary. Proposer acknowledges, understands, and agrees that all information in Proposer's Proposal (not including information submitted in a separate envelope and designated trade secret and/or confidential and/or proprietary in accordance with the requirements in this section) will be disclosed, without any notice to Proposer, if a public records request is made for such information, and the City shall not be liable to Proposer for such disclosure.

Proposer acknowledges and understands that Proposer's Proposal, including the information submitted in a separate envelope and designated trade secret and/or confidential and/or proprietary in accordance with the requirements in this section, will be distributed to City staff and City consultants to allow Proposer's entire Proposal, including the information submitted in a separate envelope, to be evaluated.

### **SECTION 23. DISQUALIFICATION**

The City reserves the right to disqualify Proposers before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposers.

### **SECTION 24. PUBLIC ENTITY CRIMES**

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

### **SECTION 25. OUTSTANDING OBLIGATIONS TO THE CITY**

City shall reject or disqualify a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

### **SECTION 26. CITY NOT RESPONSIBLE FOR PREPARATION COSTS**

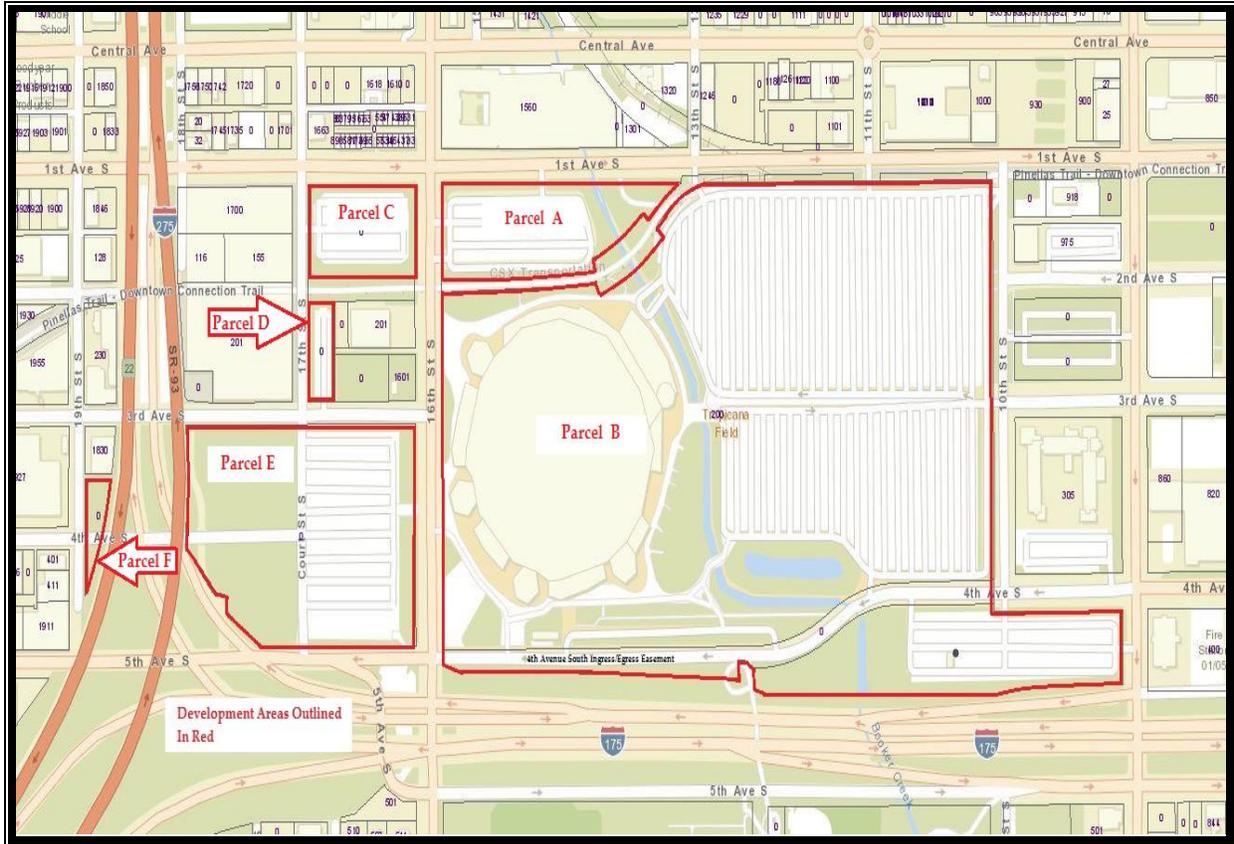
The City will not pay any costs associated with the preparation, submittal, presentation or evaluation of any proposal.

### **SECTION 27. PROHIBITED COMMUNICATION**

Proposer and its employees, agents, contractors, and representatives are prohibited from lobbying City Council, the Mayor, and City staff, relative to Proposer's proposal or this RFP until the RFP selection and award processes have been completed. Non-compliance with this provision may result in disqualification of Proposer from consideration. Notwithstanding the foregoing, this provision shall not prohibit Proposer from providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted.

## EXHIBIT "A"

### SKETCH AND LEGAL DESCRIPTIONS



**Parcel A:** SUNCOAST STADIUM REPLAT BLK 1, LOT 1  
Parcel ID#: 24-31-16-86381-001-0010

**Parcel B:** SUNCOAST STADIUM REPLAT BLK 2, LOT 1 LESS INGRESS/ EGRESS FOR 4TH AVE S  
Parcel ID #: 24-31-16-86381-002-0010

**Parcel C:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 1, LOT 1  
Parcel ID#: 24-31-16-92418-001-0010

**Parcel D:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 2, LOT 1  
Parcel ID#: 24-31-16-92418-002-0010

**Parcel E:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 3, LOT 1  
Parcel ID#: 24-31-16-92418-003-0010

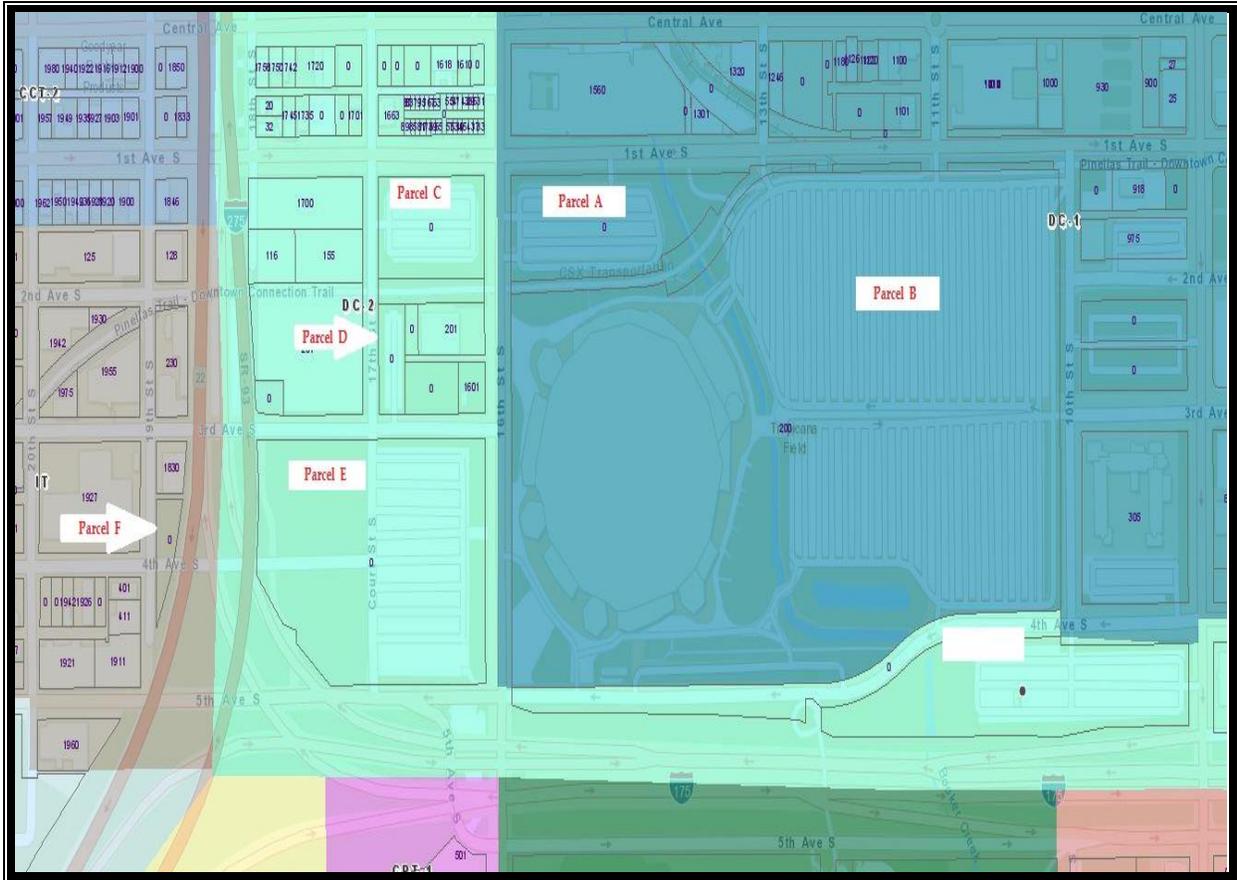
**Parcel F:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 4, LOT 1  
Parcel ID#: 24-31-16-92418-004-0010

EXHIBIT "B"

AERIAL



EXHIBIT "C"  
ZONING MAP



Parcels A and B - Zoned DC-1 (Downtown Center)

Parcels C, D and E - Zoned DC-2 (Downtown Center)

Parcel F – Zoned IT (Industrial Traditional)

**EXHIBIT "D"**  
**PROPOSAL FORM**

**REQUEST FOR PROPOSAL  
FOR THE PURCHASE & DEVELOPMENT OF  
THE TROPICANA FIELD SITE  
ST. PETERSBURG, FLORIDA, 33701**

Issue Date

July 27, 2020

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on July 27, 2020.

\_\_\_\_\_  
Name of Company/Organization

\_\_\_\_\_  
Proposal Contact Person

\_\_\_\_\_  
Signature of individual submitting proposal  
for above Company/Organization

\_\_\_\_\_  
Contact Person E-mail address

\_\_\_\_\_  
Printed name of individual

\_\_\_\_\_  
Contact Person Phone

\_\_\_\_\_  
Date