

REQUEST FOR INTEREST: FOR LEASE

Issue Date: February 6, 2017
Responses Due: March 31, 2017

SOCIAL ENTERPRISE PARTNERSHIP

The City of Tacoma Neighborhood and Community Services Department is seeking a private partner to train and employ youth between the ages of 16-24 years old.

The City has acquired 5401 South Tacoma Way to locate a youth and young adult drop-in center and overnight shelter. During the day hours it will function as a drop-in center where youth and young adults (ages 12-24) will receive service navigation assistance related to but not limited to education, employment, and workforce training.

Understanding the greater needs of the neighborhood business district and in an attempt to fill a currently vacant storefront to eliminate blight, the City will lease an approximately 1,500 sq. ft commercial space (exact square footage negotiable).

The social enterprise partnership is an opportunity for the City to partner with a small business committed to social objectives while maximizing profits. The social enterprise partners identified will strive to offer a broad range of products and services, valuable on-the-job training and work experience for youths we serve. The City is most interested in the following uses: bakery, restaurant, or retail.





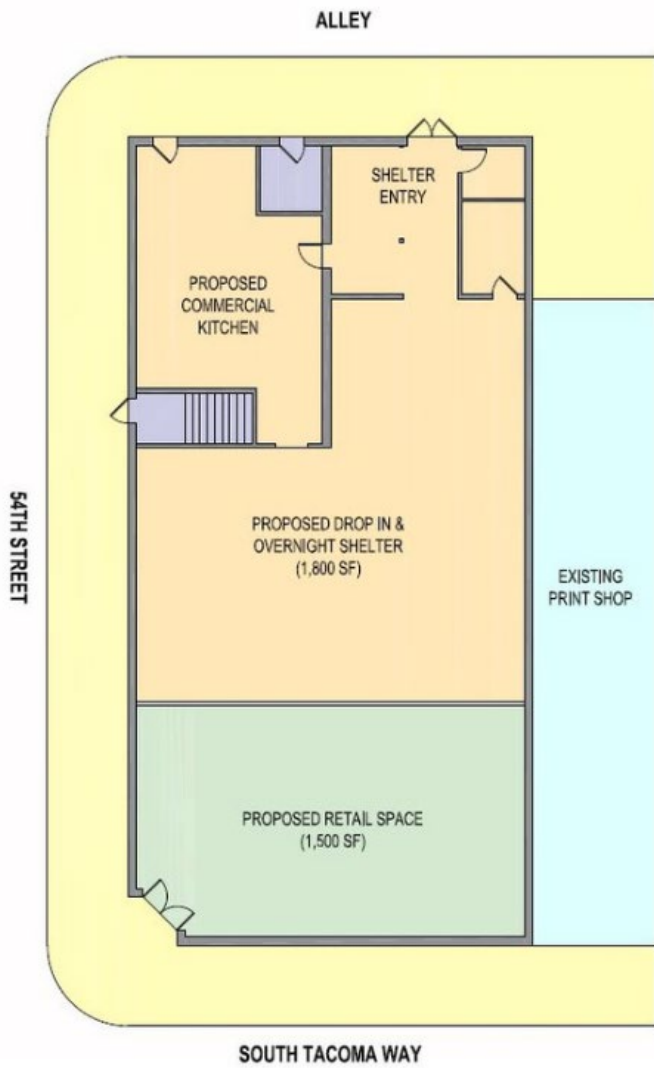
INVITATION

Entrepreneurs are invited to express their interest to the City of Tacoma Community of Economic Development Department for the leasing of approximately 1,500 sq. ft of commercial space (exact square footage negotiable) at 5401 S. Tacoma Way in the South Tacoma Neighborhood Business District. The City's preference is to secure a lease agreement with a business that offers job opportunities for youth and creates synergy with the surrounding development, maximizes tax revenues and draws pedestrian traffic to the area.

South Tacoma is a historic shopping district that has been serving families for generations. Founded to cater to the growing Northern Pacific Railroad Car workers, the district is home to an eclectic mix of destination businesses from eateries to a wider selection of auto dealerships.

Recent and planned comprehensive multi-modal transportation, street and sidewalk improvements set the stage for growth. Nearby amenities include: The Sounder commuter train, Water Flume Line Trail, grocery and retail, restaurants, the South Tacoma Library and U.S. Postal Office.





SITE CONTEXT

The approximately 1,500 sq. ft commercial space (exact square footage negotiable) is divisible and, based on the quality of applicants, may be leased to accommodate two separate social enterprise ventures.

The green space indicated in the diagram to the right shows the proposed retail space.*
*Image not to scale

PARKING OPPORTUNITIES

To reduce the impact to street-parking, the City has acquired the parking lot adjacent of the building to provide off-street parking for retail customers.



PROPERTY INFORMATION

Owner	City of Tacoma; acquired January 27, 2017
Address	5401 South Tacoma Way, Tacoma, WA 98409
Parcel Number	4695000240
Building/Land Area	30,000 square foot,
Zoning	NCX- Neighborhood Commercial Mixed-Use District
Land Use	2
Parking	Off-site parking available adjacent to the building for retail space
Utilities	All utilities at site.
Walk Score	75 out 100 (Walk Score). Most errands can be accomplished on foot
Public Transit	Within five blocks of Sounder Commuter Rail and bus stop right in front of building

SUBMITTAL AND EVALUATION INFORMATION

Entrepreneurs interested in the property are requested to submit a letter of interest describing:

1. The overall concept of the retail business or social enterprise venture; preference will be given to applicants that present the ability and willingness to employ and train youth
2. Estimated amount of space designated for use
3. Public benefit to the South Tacoma Neighborhood Business District and participate in a community meeting sharing a business concept and hiring plans

Please provide seven (7) hard copies and one PDF by 5 p.m. Pacific Time on March 31, 2017 to India Adams, Senior Management Fellow, City of Tacoma Community & Economic Development Department 747 Market Street, Room 900 Tacoma, WA 98402

Questions related to this Request for Interest (RFI) shall be directed to India Adams at iadams@cityoftacoma.org or by calling (253) 591-5142

General Conditions: Information provided to the City is subject to the Washington Public Records Act. It should be considered public information and available for review upon request.

There will be no broker fees associated with this process.

EVALUATION & SELECTION PROCESS

The City of Tacoma will have an internal team, the Selection Advisory Committee (SAC), which will evaluate all proposals

The SAC intends to evaluate all responses to this Request for Interest (RFI) within 30 days of the submittal deadline. During the evaluation period, the SAC may seek additional information from the respondents. Select applicants may be asked to present to South Tacoma neighborhood members.

Upon completion of its evaluation, the City may invite RFI respondents to participate further in a separate Request For Qualifications (RFQ)/Request for Proposals (RFP) process, enter into a lease based on submittals, or elect not to proceed further.

Submittals will be evaluated on the following:

Criteria	Points
Concept	35
Youth Preference	25
Space Use	15
Public Benefit	25

THANK YOU FOR YOUR TIME!

Please Contact: India Adams at iadams@Cityoftacoma.org
747 Market Street, Room 900 Tacoma, WA 98402



To request this information in an alternative format, please contact India Adams at 253-591-5142 or TTY 711.

