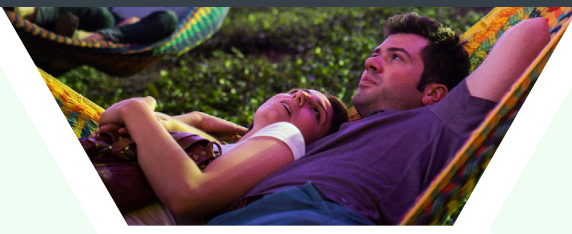




FESTIVAL PIER DEVELOPMENT

AT SPRING GARDEN STREET AND DELAWARE AVENUE/COLUMBUS BOULEVARD



WATERFRONT DEVELOPMENT OPPORTUNITY

FESTIVAL PIER SITE AT SPRING GARDEN STREET AND DELAWARE AVENUE/COLUMBUS BOULEVARD PHILADELPHIA, PA

The Delaware River Waterfront Corporation's (DRWC) Point of Contact for all items related to the Request for Expressions of Interest (RFEI) shall be:

Karen Thompson, AICP
Project Manager
Delaware River Waterfront Corporation
121 North Columbus Boulevard
Philadelphia, PA 19106
Phone: 215.629.3200
Email: kthompson@drwc.org

Expressions of Interest are due by 4:00 pm EST on Monday, March 23, 2015 to:
Festival Pier Development
Attn: Karen Thompson, AICP
Project Manager
Delaware River Waterfront Corporation
121 North Columbus Boulevard
Philadelphia, PA 19106

Please refer to **Page 21** for RFEI and Submission Requirements.

Supporting documents for this RFEI, regular updates, relevant research, and more information about the DRWC may be found at www.drwc.org. Please check this website regularly for updates.

All information related to the RFEI, supplemental information, and process can be found at this link: <http://www.delawareriverwaterfront.com/planning/rfp-opportunities/festival-pier-redevelopment-request-for-expressions-of-interest>



The information contained in this RFEI is provided for background purposes only. While every effort has been made to ensure the accuracy of the information contained in this RFEI, it is not, and shall not be construed to be a representation, warranty, or guarantee by DRWC regarding the content, completeness, or accuracy of such information, or the qualifications or expertise of the individual(s) or firm(s) providing or preparing such information.

This RFEI is not a legally binding document, but an invitation to submit qualifications on the terms and conditions described herein. In no event shall DRWC be responsible for any costs, expenses, or fees incurred by, or on behalf of, the respondent in connection with this RFEI. The respondent shall be solely responsible for all such costs, expenses, and fees. DRWC will not pay any fees or commissions to parties acting as agents, brokers, consultants, or contractors as part of this transaction.

DRWC reserves the right, at any time, to modify the schedule and scope of this RFEI and solicitation process, to terminate the RFEI process, and to reject or not consider all or any part of any proposal submitted in response to this RFEI for any reason or no reason. Further, after review of the submissions, DRWC reserves the right to request additional or clarifying information from any or all of the parties that respond.

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CAMDEN

PLANTING
DATE: 10/15/11
BY: [unreadable]



EXECUTIVE SUMMARY

Race Street Pier



Festival Pier Site

The Delaware River Waterfront Corporation (DRWC) is pleased to issue this Request for Expression of Interest (RFEI) for development of an eight-acre parcel on the Delaware River at the key intersection of Spring Garden Street and Delaware Avenue/Columbus Boulevard, known as the Festival Pier Site (the Site). This RFEI seeks interest from qualified developers to pursue the exciting opportunity to transform a prime waterfront site into a mixed-use residential development with spectacular views of the Delaware River north and south, the Benjamin Franklin Bridge, and the Philadelphia (the City) skyline, with valuable opportunities for ground-floor retail and commercial uses. Developers meeting the requirements set forth in this RFEI are invited to submit a formal response by March 23, 2015.

DRWC was incorporated in 2009. One of its first tasks was to develop the Master Plan for the Central Delaware (the Master Plan), which was drafted by a qualified team of urban planners and informed by an intensive civic engagement process. The Master Plan, adopted by the City's Planning Commission in March 2012, envisions the Central Delaware waterfront being developed with high-quality, mixed-use residential projects and vibrant destinations. These new

developments will be stitched together by a series of new parks, connector streets, and a multi-modal trail running the length of the project area.

Within this context, the Master Plan identified the Site as a priority for a robust mixed-use development with integral, well-designed public space that feels like a natural extension of the City. The Spring Garden area is one of the most promising, developable sections of the waterfront. Much of the energy that can be harnessed for redeveloping this area comes from Northern Liberties, where an impressive amount of creative development has occurred in the past 15 years, including The Piazza, Liberties Walk, and other commercial activity centered on the burgeoning 2nd Street Corridor. This development has brought with it an influx of new residents who enjoy the neighborhood's character and amenities. The population has increased by more than 60%. It also has strengthened connections to Old City and Center City, and spurred significant residential and commercial growth in vibrant Fishtown, its northern neighbor along the waterfront. In addition, recent years have seen extensive waterfront redevelopment immediately to the north and south of the Site, including the expansion of the SugarHouse Casino, as well as residential and



THE FESTIVAL PIER SITE IS FULLY ENTITLED:

- ✓ *DRWC has clear title, including riverbed rights*
- ✓ *Environmental remediation action plan is approved allowing residential and commercial use*
- ✓ *It is appropriately zoned for mixed-use residential (CMX-3)*
- ✓ *Army Corps of Engineers permitting is underway, based on the Thornton Tomasetti report recommendations*
- ✓ *Eligible for Philadelphia's 10-year property tax abatement program*
- ✓ *All major utilities are located within the roadbed Delaware Avenue/Columbus Boulevard*

entertainment projects by Core Realty and PMC.

The Site is also ideal for transit-oriented development as it features excellent connections to the larger region by train, automobile, and bicycle. Located less than two blocks east of the Spring Garden Station on the Market-Frankford Line, which also serves as a multi-line bus hub, the Site is accessible in a matter of minutes from 30th Street Station, Center City, and University City.

The Site also affords convenient, direct access to the regional interstate highway system via I-95, I-676, and both the Pennsylvania and New Jersey Turnpikes. Finally, the Site sits on the Delaware River Trail and the Circuit, a regional trail network that connects bikers and walkers to destinations throughout the greater Philadelphia region.

To prepare for the issuance of this RFEI, DRWC has undertaken extensive pre-development work, resulting in a wealth of information about site conditions. As explained later in this RFEI, the Site has been remediated and the process will be completed with the last groundwater sampling to be taken in Spring 2015. In addition to this remediation work, DRWC hired Thornton Tomasetti to undertake a structural analysis of the pier structures and Anchor Consulting to perform underwater inspections. Based on this study,

the consultants recommended that the Site be cut back by approximately 200 feet and then sheet piled and filled with clean fill compacted to create a buildable pad. This infrastructure improvement would reduce the acreage to be developed to eight, from the original 11.5, but would maximize development potential while significantly cutting costs borne by the developer.

DRWC's primary objective with the Site is to redevelop it into a landmark mixed-use residential project and vibrant public space that fulfills the vision of the Master Plan. To that end, DRWC anticipates an eventual ground lease conveyance based on fair market value that will take into consideration the Site's preparation costs and any infrastructure premiums.

In summary, the location and configuration of the Site, its full entitlement, the significant development taking place to the west, north, and south, and current market demand for new waterfront apartments and condominiums offer a unique opportunity for the right developer to design and build a landmark mixed-use residential project.

PHILADELPHIA MARKETPLACE

From the Academy of Natural Sciences to the world-famous Zoo, Philadelphia has it all, whether your preference is history and academia, arts and culture, sports and recreation, health and wellness, or social scene and nightlife. In addition, with some four million people in the five-county region, Philadelphia is the second largest city on the East Coast. Situated two-and-a-half hours from New York City to the north and Washington, D.C. to the south, “25% of the United States population lives within 350 miles of Center City Philadelphia,” according to www.press.visitphilly.com/releases/fact-sheet-4. With Philadelphia International Airport and Amtrak’s 30th Street Station mere cab rides from most

ends of Philadelphia (the City), the domestic and international markets are also readily accessible.

Center City Philadelphia’s lower cost of living and high quality of life for the East Coast has been integral in both attracting and retaining emerging professionals and business leaders.

According to the Center City District (CCD) in its State of Center City 2014 (SOCC) Report, “demographic, energy, and cultural trends, including a growing desire for workers to live closer to their jobs and a preference for mixed-use environments has spurred downtown Philadelphia’s market growth.” The CCD also notes that, “between 2000 and 2013, the population of Greater Center City - from Tasker Street to Girard Avenue, river to river - expanded from 157,782 to 178,316, a 13% increase.”

According to Jones Lang LaSalle’s (JLL) Innovation Neighborhood website, “This population growth has an established well-educated downtown workforce with 45% having college degrees and 21% having graduate degrees that are driving multi-family development, spurring retail growth, and beginning to alter office leasing decision.” JLL’s website also states that, “during the past 20 years, the Philadelphia market converted 7.7 million square feet to accommodate the growing residential and hotel demand. As recent conversions eliminated Class B/C buildings with functionally obsolete office space, this supply side phenomenon – combined with an expanding demand base – has facilitated occupancy and rent growth, creating an environment which is increasingly favorable for ground-up construction.”

“PHILADELPHIA APARTMENT MARKET SAW RENTS RISE AND VACANCY DROP LAST YEAR.” - PHILADELPHIA BUSINESS JOURNAL

“\$1B IN REAL ESTATE TRANSACTIONS FOR CENTER CITY IN 2014”

- PHILADELPHIA BUSINESS JOURNAL

“PHILLY HOUSING IS HAVING A GROWTH SPURT ‘NEITHER OF US CAN REMEMBER, IN OUR LIFETIMES IN THIS CITY, A CONSTRUCTION BOOM OF THIS MAGNITUDE.’ - PHILLY MAGAZINE

“REPORT: BRIGHT MILLENNIALS FLOCKING TO CENTER CITY” - PHILLY.COM



Yards Brewing Company



Philadelphia Museum of Art



Philadelphia Skyline



Love Park

A LOOK AT CENTER CITY PHILADELPHIA

- ✓ Third in downtown population behind New York and Chicago
- ✓ No large city in America has added millennials as fast as Philadelphia – an increase of 106,000 since 2007
- ✓ City is growing for first time in 60+ years with an additional 60,000 residents since 2007
- ✓ \$8.2 billion in private development either recently finished or upcoming
- ✓ Construction activity in 2013 increased to highest levels in more than a decade
- ✓ 400+ arts and cultural organizations, an increase of 65% since 1996
- ✓ 1,000+ restaurants, eateries, and bars, including more than 325 outdoor locations
- ✓ 2,050+ new units of housing completed in 2013
- ✓ Total home sales increased by nearly 20% between 2012-2013
- ✓ Average sale prices increased in both the City's core and extended areas
- ✓ Bicycle commuter rate ranked No. 1 among nation's 10 largest cities in 2012

*Statistics provided in links at the back














Philadelphia's rich history and robust restaurant, nightlife, shopping, art, and culture scenes are just moments away from Festival Pier.



3/4 MILE

-  SugarHouse Casino
-  Spring Garden Station
-  Delaware River Trail
-  Yards Brewing Company
-  Tip Top Playground
-  The Piazza
-  Dave & Buster's
-  Morgan's Pier
-  Liberty Lands Community Garden
-  Painted Bride Art Center
-  FringeArts

THREE MILES

-  Rittenhouse Square
-  Philadelphia Museum of Art
-  Kimmel Center
-  Liberty Bell
-  Independence Hall
-  Franklin Institute
-  Barnes Foundation
-  Adventure Aquarium
-  Battleship New Jersey
-  Dilworth Park
-  Penn Treaty Park



DEVELOPMENT GOALS

VISION AND PLANNING

The Master Plan for the Central Delaware (the Master Plan) identified the Festival Pier Site (the Site) as a priority for waterfront redevelopment. Starting with the principles for compelling public spaces, dense and walkable residential areas, and sustainability, the Master Plan recommended that the entire 11.5-acre Site be redeveloped into a landmark waterfront residential and mixed-use community surrounded on three sides by the Delaware River. The Master Plan envisioned a thoughtfully designed, coordinated set of buildings of varying densities, types, and heights, organized around the extension of the Spring Garden Street View Corridor, a central promenade continuing the path and width of Spring Garden Street to the water's edge, activated at street level by restaurants, retail activities, and public events. This vision also included a 50-foot-wide public promenade around the Site's perimeter, allowing residents and visitors to access and experience the river, all while taking advantage of the Site's excellent transportation connectivity.

The rendering on the opposite page was developed during the Master Plan process, prior to a comprehensive analysis of the substructures underpinning the Site, including test borings to determine soil conditions and marine inspections of the piers themselves. This analysis resulted in the Thornton Tomasetti recommendation to reduce the Site from 11.5-to-8 acres. Although the available area has been reduced, the same principles that informed the Master Plan pertain to the smaller space. Development on the smaller footprint will still preserve the Spring Garden Street View Corridor, the 50-foot waterfront promenade, and the sustainable development of the Site that extends Philadelphia's street grid and draws the adjacent neighborhoods to the river's edge.

KEY DEVELOPMENT OBJECTIVES

High-Quality Development: The Delaware River Waterfront Corporation's (DRWC) early action projects set a standard for creative, high-quality, artfully designed amenities and infrastructure within the Central Delaware. DRWC has successfully designed and completed a variety of projects as outlined in the Master Plan, including new parks like Race Street Pier and Washington Avenue Pier, the Race Street Connector Project, Penn Street Trail, and Spruce Street Harbor Park and Waterfront Winterfest; two extremely successful place-making programs, among many other projects and initiatives. DRWC seeks a developer capable of integrating these high standards into a residential, mixed-use project on the Site, to ensure consistency throughout the Central Delaware and enhance the vitality and attractiveness of the entire district in this key location.

Integration of Compelling Public Spaces and Amenities: In keeping with the importance of distinctive public amenities and spaces that activate and support private development, a key component of the Master Plan is the seamless integration of public spaces with attractive residential, retail, and commercial development. It is essential that the open space within this development function as true public space. It must be both accessible and inviting to all waterfront visitors, creating a vibrant public destination and sense of open access in its physical design, sending a clear, unambiguous message of openness to all. The development's site design and internal access network also should be designed to ensure that the development complements Philadelphia's (the City) existing urban fabric and feels like a natural extension of the City.

Maintenance of Spring Garden Street View Corridor and Waterfront Perimeter Path: Spring Garden Street, a primary waterfront



*Master Plan for the Central Delaware's
Festival Pier Rendering, showing the
redevelopment of the entire 11.5-acre site*

This rendering was developed prior to a comprehensive structural and geotechnical analysis of the Site. While the report recommends reducing the Site's overall acreage, the development goals for the Site do not change.

connector street, is one of the east-west streets that connect to Delaware Avenue/Columbus Boulevard via an underpass beneath I-95 and one of the only that visually connects with the river. This creates a unique view corridor to the river that DRWC seeks to preserve and enhance with a public space that extends to the river, culminating at a river viewing area or a similar amenity. This Spring Garden Street View Corridor should correspond with the full width of the Spring Garden Street right-of-way west of the Site. The view corridor should serve as an entryway to private uses at street level, business entries, and/or outdoor seating, while functioning as waterfront public space in and of itself. In so doing, the Spring Garden promenade would help fulfill the Master Plan's recommendation for public space approximately every half-mile throughout the Central Delaware District. The design of this public space will be subject to the review and approval of DRWC.

The Master Plan also calls for a 50-foot public pedestrian promenade along the riverfront. The maintenance of both the Spring Garden Street View Corridor and a 50-foot waterfront path along the perimeter of this Site are required as part of the Central Delaware Zoning Overlay.

Active Ground-Floor Uses: It is recommended that any plan for the Site include thoughtfully located ground-level retail and dining that faces the public plaza and Spring Garden Street View Corridor to activate and support the public space. The frontage along Delaware Avenue/Columbus Boulevard also should be open and active, with uses and architecture to support a vibrant, walkable urban realm along the street that creates a sense of open access between Delaware Avenue/Columbus Boulevard and the waterfront.

Extension of Multi-Use Recreation Trail: The Master Plan calls for extending a popular multi-use recreation trail along the western edge of the property, on-road, parallel to Delaware Avenue/Columbus Boulevard, to connect to the Penn Street Trail segment just north of the Site. It is not expected that the developer will

construct this trail segment as part of the project; but the trail should be kept in mind as design documents are developed, to ensure that the two designs work together and address potentially competing pedestrian, bicycle, and vehicular needs.

Sustainability: In keeping with the principles of the Master Plan, DRWC is committed to incorporating best practices for sustainable development into all aspects of work. Responses to this RFEI should highlight any previous experience with sustainable development. DRWC seeks responses from developers that will incorporate meaningful sustainability features and benchmarks like LEED for Buildings and LEED for Neighborhood Development.

INCLUSION

A key element of the Master Plan, DRWC's mission, and Philadelphia's Office of Economic Opportunity is to create equity in economic opportunity through the inclusion of Minority-Owned, Women-Owned, and Disabled-Owned Business Enterprises (M/W/DSBE). To the extent applicable, developers should highlight past experience/success in achieving meaningful M/W/DSBE participation through contract participation (professional services, construction, and maintenance), workforce diversity, and ownership/entrepreneurship opportunities, as well as acknowledge inclusion as an important goal for this development.

PUBLIC ART

Philadelphia is renowned for its public art. The incorporation of art into public spaces and development creates cultural assets and economic drivers that strengthen Philadelphia as a world-class city while enhancing the identities and character of public spaces. The Master Plan recognized that public art is integral to activating the waterfront and provided guidelines for including art in projects on DRWC-controlled land that will be consulted as the Site is redeveloped. Developers should highlight any past experience with incorporating public art into previous projects in their responses.



*Not to scale; for illustrative purposes only

PUBLIC REALM

SITE CHARACTERISTICS

SITE CONDITIONS

The Festival Pier Site (the Site) consists of 11.5 acres located on Piers 27 through 35 North and is bounded by the Delaware River to the east, inlets on the north and south, and Delaware Avenue/Columbus Boulevard on the west.

The Site includes a narrow linear strip of fast land along the western perimeter and a series of contiguous pile-supported pier structures. Approximately 50% of the waterfront perimeter is bulkheaded, with the remainder featuring riprap berms with heavy vegetation. The Site features approximately 955 linear feet of frontage along Delaware Avenue/Columbus Boulevard and nearly a quarter-mile of waterfront on the north, east, and south sides.

OWNERSHIP

DRWC holds a long-term sublease for the Site with the Philadelphia Redevelopment Authority (PRA). The sublease has a remaining term of 75 years, with an option to extend the term for an additional 99 years. The sublease includes all fast land, riparian rights, and riverbed land associated with the Site. The selected developer will enter into a long-term ground sublease with DRWC. DRWC has similar long-term leases with the Hyatt Hotel, Brandywine Realty, Dockside Condominiums, and the Independence Seaport Museum.

ZONING AND OVERLAY

Currently, the Site is zoned Commercial Mixed Use 3 (CMX-3). CMX-3 encourages a mix of dense, multi-family residential with ground-floor retail uses and has a floor area ratio (FAR) of 500%. The Site also lies within the Central Delaware Riverfront Overlay District (CDO) (Section 14-507 of the Philadelphia Code), which establishes a development framework to foster the growth of a cohesive, vibrant, mixed-

use waterfront community in keeping with the Master Plan for the Central Delaware (Master Plan). The overlay governs several aspects of waterfront development, including allowable uses and open space requirements, as well as a 100-foot height limit. Along with this height limit, the overlay includes a menu of available height bonuses for elements such as additional ground-floor retail, extensions of river access streets, transit improvements, and mixed-income housing, which DRWC encourages developers to consider in their proposals.

TEN-YEAR REAL ESTATE TAX ABATEMENT PROGRAM

The Site is eligible for the City of Philadelphia's (the City) 10-year Real Estate Tax Abatement Program.

UTILITIES

Public utilities with sufficient capacity to support the development of the Site, including electric, gas, water, and sewer, are located within the roadbed of Delaware Avenue/Columbus Boulevard. All utility connections needed to support development will be the sole responsibility of the selected team.

SITE HISTORY AND ENVIRONMENTAL REMEDIATION

In recent history, portions of the Site were used as a City waste incineration facility, as well as a vehicle impoundment lot. The Site operated as a municipal trash incinerator until it was decommissioned in July 1988. The Site is currently used for concerts and events during the summer months, as well as surface parking.

DRWC took control of the site in 1999 and immediately undertook an extensive remediation cleanup plan under the

¹ The roadway is named Delaware Avenue from Spring Garden Street northward, and Christopher Columbus Boulevard from Spring Garden Street southward. Accordingly, this Site includes portions of the roadway with each name.

Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2) Special Industrial Area designation.

In April 2002, the Pennsylvania Department of Environmental Protection (PADEP) granted liability protection under the Act 2 Special Industrial Area designation.

Pending a final round of groundwater sampling in Spring 2015, the Site will receive liability protection under Act 2 for a residential use. All previous groundwater samples tested within acceptable residential standards.

PIER STRUCTURE, TESTING, AND RECOMMENDATIONS

As part of pre-development and remediation work to prepare the Site for future redevelopment, DRWC retained the structural engineering firm of Thornton Tomasetti to perform a site analysis to better understand the pier structures and the types of development that could be physically supported. Thornton Tomasetti's investigations revealed that the Site includes a mix of low-deck timber structure and high-deck steel structure, built over several decades. Evaluations of the pier demonstrate varying levels of deterioration, resulting in the need for pier stabilization as part of the development project.

Based on geotechnical testing, and supplemented by marine engineering reports, the report recommended that the Site be cut back by approximately 200 feet and then sheet piled, dynamically compacted, and filled with clean fill compacted to create a buildable pad. This infrastructure improvement would reduce the acreage to be developed from 11.5-to-8 acres, but would create an area that maximized development potential while controlling costs. Based on this approach, Thornton Tomasetti concluded that all buildings on the Site would still need to be pile supported (deep foundations), but the sheet pile and filled Site



Former Incinerator on Site



Former Incinerator on Site

would eliminate the need for all other Site-wide elements (pathways, trail, plazas, utilities) to be pile supported, thereby reducing overall costs. This structural approach will need to be verified by the selected developer.

CONCEPTUAL COST ESTIMATE

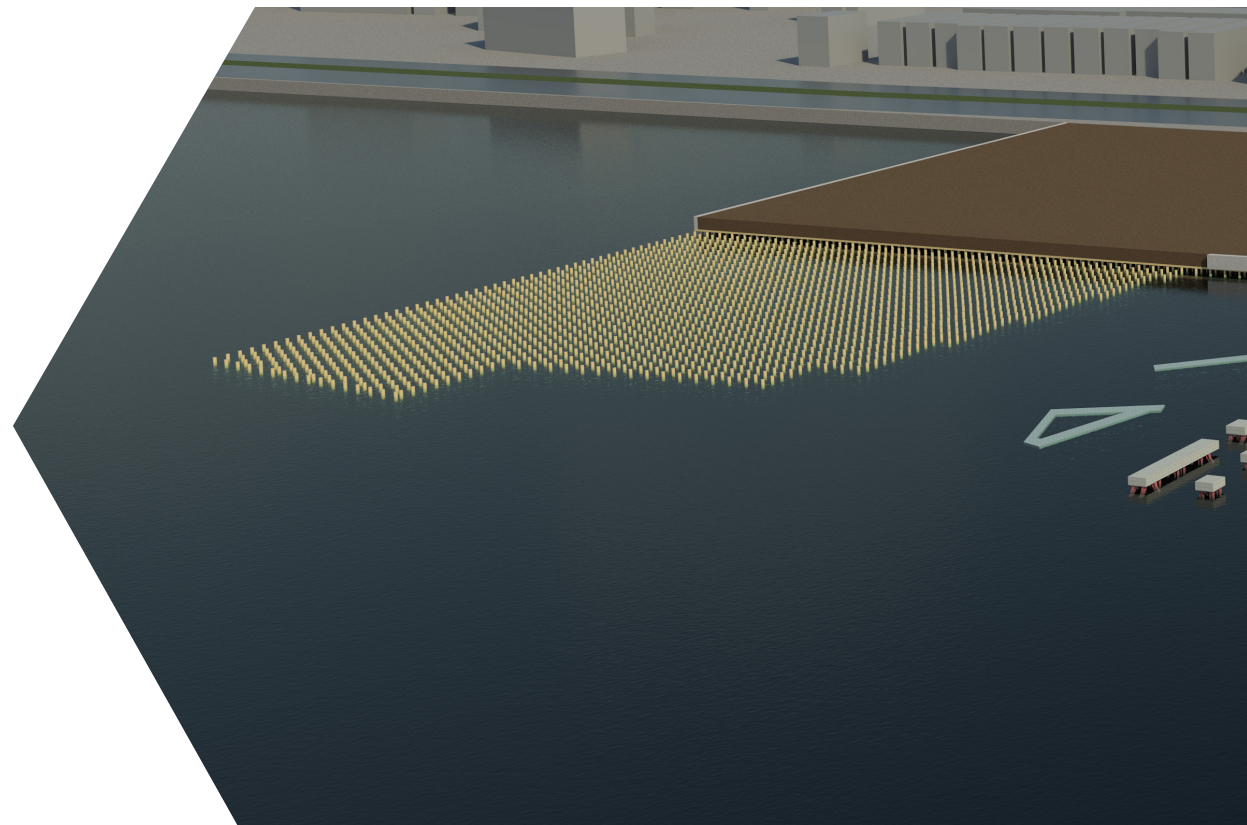
Based upon the analysis and recommendations provided by Thornton Tomasetti to create the eight-acre development site, Keating Consulting developed a conceptual cost estimate of \$8 million to construct the infrastructure improvements. The conceptual cost estimate is stated in 2013 dollars and has not been adjusted for escalation. Developers should conduct their own due diligence and not rely on the conceptual estimate.

PIER STABILIZATION PERMITS

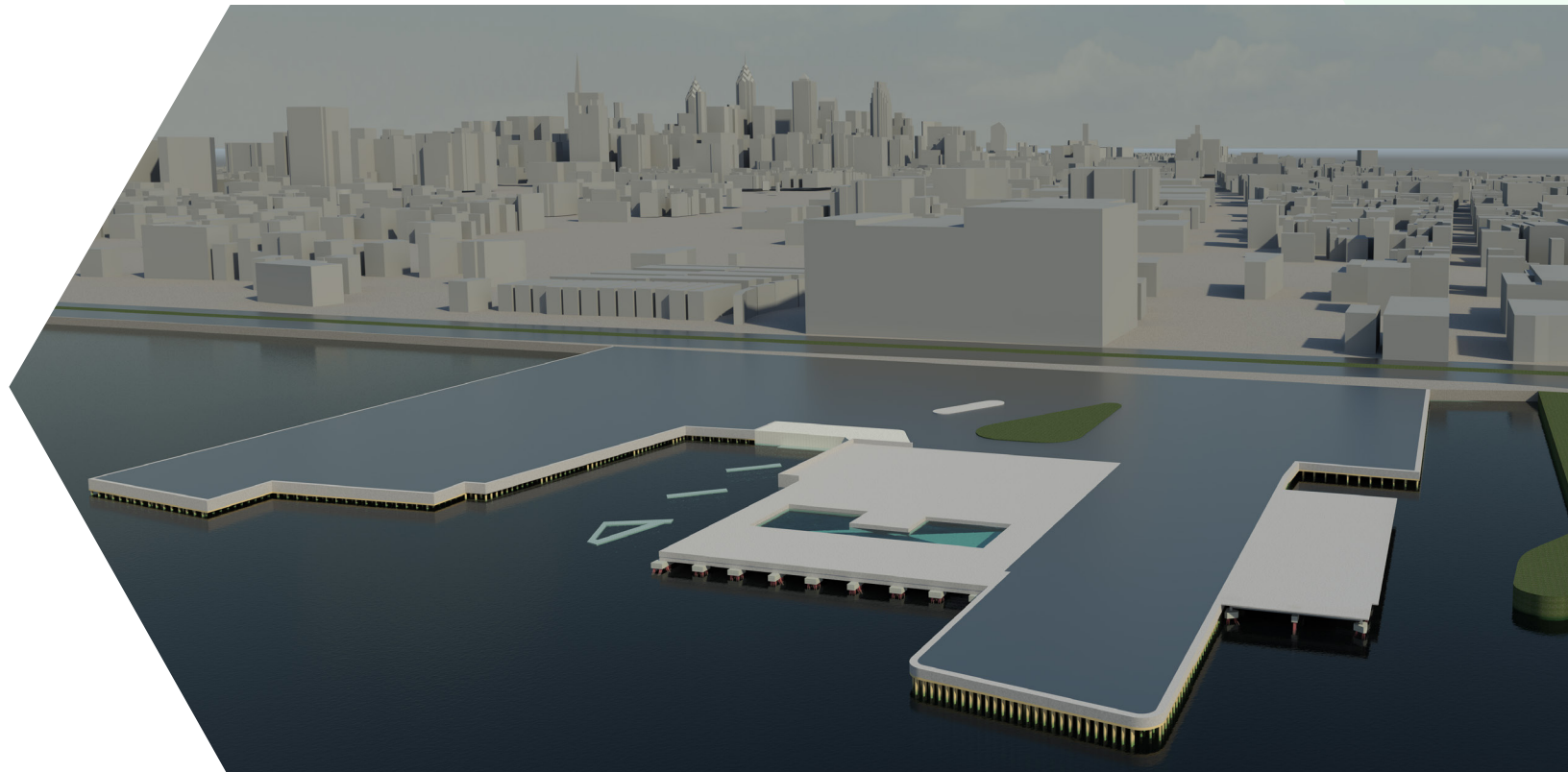
As recommended in the Thornton Tomasetti report, DRWC has initiated the 404/105 Joint Permit Process with the Army Corps

of Engineers and PADEP to construct a new bulkhead to the west of its current location. DRWC will continue working with the regulatory agencies to advance these permits. Developing the Site in this way alleviates the need for off-site mitigation and will enable DRWC to pursue the final permit on an expedited basis.

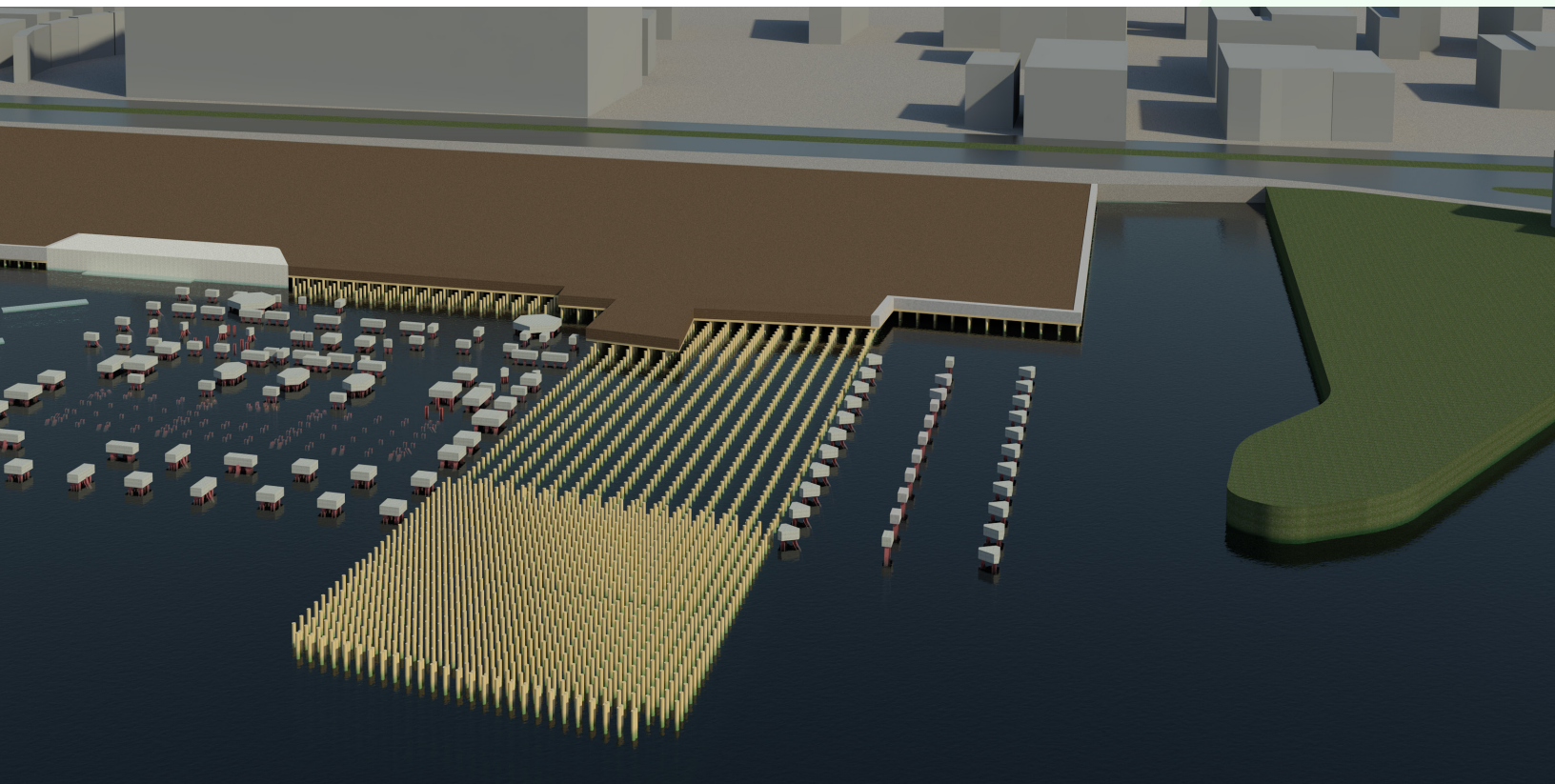
All other normal, routine building and other necessary permits are, of course, the responsibility of the developer.



Proposed Structure: Thornton Tomasetti



Existing Structure: Thornton Tomasetti





SELECTION CRITERIA



REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) AND SOLICITATION PROCESS

OVERVIEW

The Delaware River Waterfront Corporation (DRWC) has structured the solicitation for developing the Festival Pier Site (the Site) as a two-step process, beginning with this RFEI to identify interested, qualified respondents. DRWC will use the RFEI submissions to create a shortlist of firms that will advance to the second step of the solicitation process. DRWC will have the option, but not the obligation, to interview one or more RFEI respondents in connection with developing the shortlist. In the second step, shortlisted respondents will be invited to submit a detailed Request for Proposals (RFP). The RFP process will include a due diligence period to allow respondents to assemble the information necessary to prepare and finalize a development program, cost estimate, and financing plan. DRWC will evaluate proposals based on the criteria set forth. DRWC will then negotiate and enter into a ground sublease and development agreement with the selected respondent.

SOLICITATION PROCESS

Submission Requirements: Responses to this RFEI must contain all of the elements detailed below to be considered complete. Incomplete responses may be disqualified at DRWC's discretion. DRWC reserves the right to request additional or clarifying information from any or all respondents and to interview one or more proposers at a time without interviewing all proposers. Respondents that fail to submit additional information requested may be disqualified. No responses will be accepted after the deadline. DRWC reserves the right to cancel this RFEI process at any time.

Please note that DRWC is not requiring respondents to submit a comprehensive

development plan or financing plan in response to this RFEI. Such information will be required as part of the subsequent RFP process.

SUBMISSIONS SHOULD BE ORGANIZED AS FOLLOWS:

- 1. Letter of Authority** – A principal of the responding entity should sign a letter documenting his/her authority to bind and represent the firm and/or team. The letter should also authorize one additional representative to act on behalf of the proposing team and include the names, titles, mailing addresses, email addresses, and telephone and fax numbers for each of these individuals.
- 2. Summary of Developer Experience, Similar Projects, and References** – Principals of the development entity are asked to provide a general description of the developer's history, a scope of operation and overall experience in development, and illustrative materials on three projects that best describe the quality of the respondent's work, preferably at least one of which should be of similar size, complexity, and quality to the redevelopment of this Site. Respondents must demonstrate significant experience in designing, financing, leasing, constructing, and managing similar projects. Such materials should include a description of the project and the respondent's role in its execution. Describe sources of debt and equity capital utilized in each of the three projects. Provide names, email addresses, telephone numbers, mailing addresses, titles, and responsibilities of references familiar with each project cited, as well as explicit written authorization to contact these references.



3. Proposed Conceptual Development Plan

Narrative – Provide a narrative description, no more than three pages in length, of the respondent’s vision for the Site (drawings and renderings are not required at this time and will not be considered or evaluated). Explain how the proposed vision is compatible with the Site’s unique waterfront location, development goals outlined in this RFEI, and the overall vision established in the Master Plan for the Central Delaware (the Master Plan).

The narrative should also describe the respondent’s conceptual thoughts about an appropriate development program for the Site, including: a range of densities, potential housing type mix (including for sale and rental), Floor Area Ratio, a range of retail square footage the respondent believes the development and surrounding area could support, and the inclusion of public space as outlined in this RFEI.

In addition, the narrative should also demonstrate the respondent’s ability, if selected, to prioritize and execute the redevelopment in a timely fashion.

4. Financial Capacity

– Provide a detailed description of the financial capacity to complete the proposed development program. Include at least three commercial or institutional credit references from which the respondent has obtained financing for previous projects, and a letter authorizing each credit reference to respond to inquiries from DRWC. A list of projects on which the respondent, its affiliates, subsidiaries, or any members of its team has defaulted or declared bankruptcy is required.

5. Experience and Strategy to Achieve Economic Opportunity Plan Goals –

By responding to this RFEI, firms are acknowledging a commitment to developing a comprehensive Economic Opportunity Plan (EOP) consistent with the inclusion goals of both the Master Plan and City of Philadelphia’s Office of Economic Opportunity. Respondents should include past experience with EOP plans and briefly discuss how they would approach an EOP on this project.

6. Deposit – A deposit in the amount of a \$25,000 check made payable to the “Delaware River Waterfront Corporation” must be included with the RFEI submission. This deposit is fully refundable to all respondents not selected to move to the RFP Phase, regardless of whether the respondent voluntarily withdraws from the process or is not selected. Deposits from those shortlisted will be retained until a final respondent is selected. Once a final respondent is selected, deposits will be refunded to all other shortlisted teams. If this RFEI is canceled, all deposits will be returned.

7. Litigation/Judgments – The proposal must contain information regarding any litigation (pending or ongoing) that may affect the respondent’s ability to successfully execute the proposed project for the Site.

8. Conflicts – Identify any past, current, or anticipated contractual or financial relationships with DRWC, its respective staff or board members, or any other contractual or financial relationship that may give the appearance of a conflict of interest.

9. Certification of Non-Indebtedness – By responding to this RFEI, the respondent hereby certifies and represents that the contractor and contractor’s parent company(ies), subsidiary(ies), and affiliate(s), if any, are not currently indebted to the City of Philadelphia (the City), and will not during the term of this Agreement be indebted to the City, for or on account of any delinquent

taxes (including, but not limited, to taxes collected by the City on behalf of the School District of Philadelphia), liens, judgments, fees, or other debts for which no written agreement or payment plan satisfactory to the City has been established. The contractor shall require any subcontractors to be bound by the following provisions, and the contractor shall cooperate with the owner in exercising the rights and remedies described below or otherwise available at law or in equity:

(a) “The contractor hereby certifies and represents that the contractor, and the contractor’s parent company(ies) and their subsidiary(ies), are not currently indebted to the City, and will not at any time during the term of the Subgrant Agreement be indebted to the City, for or on account of any delinquent taxes (including, but not limited to, taxes collected by the City on behalf of the School District of Philadelphia), liens, judgments, fees, or other debts for which no written agreement or payment plan satisfactory to the City has been established.”

(b) Any breach or failure to conform to the aforesaid certifications shall constitute a default by the contractor and entitle the owner to exercise any rights or remedies available to it under this Agreement, at law, and in equity.

10. Financial Disclosure Forms – Chapter 17-1400 of the Philadelphia Code requires certain disclosures of individuals and businesses seeking Non-Competitively Bid Contracts and prohibits such individuals and businesses from receiving such contracts if they or certain related parties have made contributions to elected City officers or candidates for City office in excess of the amounts stated in Chapter §17-1404 (1). Responses to this RFEI will NOT need to include these completed forms. However, all respondents should be aware that these completed forms WILL be required at the RFP stage.

11. Right To Know – Responses to this RFEI, subsequent RFP, and documents entered into by the selected respondent may be subject to Pennsylvania’s Right to Know Law (RTKL). Any “confidential proprietary information,” as defined under the RTKL, delivered to DRWC must be marked as such and listed in a letter.

All forms referenced above will be available for download on the Festival Pier RFEI webpage: <http://www.delawareriverwaterfront.com/planning/rfp-opportunities/festival-pier-redevelopment-request-for-expressions-of-interest>

RFEI EVALUATION AND SELECTION CRITERIA

Responses to this RFEI will be evaluated by a selection team assembled by DRWC, including DRWC board members representing DRWC’s Real Estate and Planning Committees and PIDC, in its sole discretion. The selection team will evaluate all RFEI responses in accordance with the following criteria, which are not listed in order of importance:

1. The strength of the respondent’s narrative and vision for the Site, and its compatibility with the Master Plan and DRWC’s development goals, as well as the ability to execute the project, as outlined in Point #3 in the Solicitation Process.
2. Quality and experience of the respondent in designing, constructing, financing, leasing, and managing multi-family residential and mixed-use projects of similar scope and scale to the development envisioned for the Site, as described in Point #2.
3. Previous experience with and/or commitment to prepare a comprehensive EOP as part of this development proposal.

SUBMISSION DEADLINE

Submissions are due at the offices of DRWC by 4:00 PM on Monday, March 23, 2015. DRWC reserves the right to extend the RFEI response period at its discretion.

All submissions must include an original and five hard copies, as well as an electronic copy in PDF format. All submissions should be addressed to:

*Karen Thompson, Project Manager
Delaware River Waterfront
Corporation
121 N. Columbus Boulevard
Philadelphia, PA 19106*

If a submission contains misrepresentation of information, either willful or inadvertent, it may be cause for immediate elimination of the submission from further consideration.

QUESTIONS

Questions regarding this RFEI must be submitted through the online form provided on the RFEI webpage no later than 12:00 PM on Wednesday, March 4, 2015. Telephone inquiries will not be accepted. All questions submitted and the DRWC’s responses will be posted on the RFEI webpage no later than 5:00 PM on Monday, March 9, 2015. Questions submitted after the deadline will not receive a response.

COMMISSIONS AND FEES

DRWC will not pay any fees or commissions to parties acting as agents, brokers, consultants, or contractors as part of this transaction.

SCHEDULE

RFEI Released: February 17, 2015

RFEI Responses Due: March 23, 2015, by 4:00 pm

DRWC reserves the right to extend the RFEI response window, at its discretion.

It is DRWC’s intention to create a shortlist and notify all shortlisted respondents within 30 days (and, if necessary, up to 45 days) of the end of the RFEI response period. Shortlisted respondents will then be notified of the RFP process and schedule. It is DRWC’s intention to make a final selection within 30 days from the end of the RFP process.

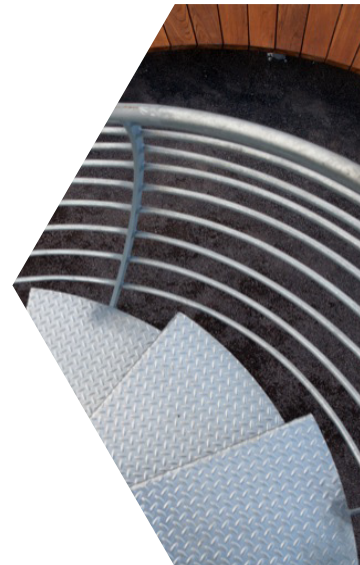


PHOTO CREDITS

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Yards Brewing Company – Pg. 9

Love Park – Pg. 9

Philadelphia Skyline – Pg. 9

Philadelphia Museum of Art – Pg. 9

DRWC

Fireworks – Cover (Matt Stanley)

Festival Pier Site – Pg. 6

Historic Photo of Site – Pg. 17

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TT Report – Proposed Structure – Pg. 18-19 – (Thornton Tomasetti)

TT Report – Existing Structure – Pg. 19 – (Thornton Tomasetti)

Washington Avenue Pier Stairs – Pg. 25

Washington Avenue Pier Shore – Pg. 25

Spruce Street Harbor Park – Section Criteria Divider (Matt Stanley)

Spruce Street Harbor Park – Cover (Matt Stanley)

J. FUSCO: VISIT PHILADELPHIA™

Morgan's Pier (Photo 1) – Pg. 25

Northern Libs Cafe – Pg. 25

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Moshulu – Pg. 23

SEAPORT MUSEUM - PHILADELPHIASEAPORT.ORG

Old City Seaport Festival (Ships) – Cover

KIERAN TIMBERLAKE & BROOKLYN DIGITAL FOUNDRY

Master Plan for the Central Delaware – Festival Pier Rendering – Pg. 13

GOOGLE MAPS

Cover Map – Courtesy of Google Maps & Urban Engineers

3/4 Mile and Three Miles – Pg. 10-11 – Courtesy of Google Maps & Urban Engineers

Public Realm Map – Pg. 15 – Courtesy of Google Maps & Urban Engineers

SOURCES

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