Request for Proposals

FOR BOTHELL UNITED METHODIST CHURCH – BOTHELL URBAN PROJECT
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The Challenge

It is well known there is an acute shortage of Affordable Housing in our area. Bothell lacks Human Services organizations located in the urban portion of downtown. There is a need for inclusive, safe gathering spaces that build a sense of belonging in community in order to address the documented increase of social isolation and disconnectedness.

The Solution

We at Bothell United Methodist Church (Bothell UMC) understand that addressing these needs for Human Services, gathering space and affordable housing exemplifies our mission of *Becoming Christ in the Community*. This is best achieved by using our resources in partnership with other organizations that have expertise in these areas.

Statement:

Bothell UMC is seeking to partner with an experienced Affordable Housing Developer to build on land to be purchased and held by Bothell UMC in the Downtown area of the City of Bothell in order to create a community gathering space, access to Human Services and an inventory of affordable housing.
Image of the Project:

Bothell UMC will continue ownership of the land and offer the partner a ground lease for a multistory building development and operation. The physical property will be in a convenient, walkable location near transit access in the downtown Bothell area. The building will be multistory with a community gathering space at street level and affordable housing units on the upper floors.

Bothell UMC will operate from the street level community space and offer various programming and services for people of all ages and backgrounds. Programs will be designed to support community needs that offer a sense of belonging, transformation, renewal and restoration. Our vision includes a commercial kitchen, restrooms, flexible open and office spaces. This space will be offered as an access point for human services, community gathering and could offer opportunities for retail training*.

The partner will be responsible for all build expenses as well as the operation of the housing units and the building after it is completed. Units will remain affordable as defined by the local ordinances.

*Cover illustration is an artist’s depiction
Expectations of the Partnership

Bothell UMC expects to purchase land in the Downtown area of Bothell. It is anticipated this will be approximately 10,000 square feet. We seek a partner who will work with us to seek and assess appropriate parcels for this project.

The partner will create the budget, proformas, obtain permits and other required documents, and subsequently develop the land and building.

The partner will obtain funding they need in order to develop the property, including the ground floor interior.

It is expected that Bothell UMC and the partner will work closely together in many of the development aspects of this project. These include:

- Selecting the property to be purchased for development
- Input into the architecture and design elements
- Communication with the Bothell community
- Communication with the City of Bothell staff

We look at this as a long-term partnership. It is important that Bothell UMC and the partner share values. Therefore, if the selected partner desires to leave the partnership and transfer the building or operation of the housing or building to another agency, Bothell UMC will be a partner in those discussions and decisions.
Criteria for a Partner

The selected partner should have:

- Significant experience in seeking appropriate real estate for development.
- Significant experience in the building and development of multistory properties which could include developing commercial space, apartments and condominiums.
- Significant demonstrated success in the operation of Affordable Housing.
- Demonstrated positive community relationships.
- Proven ability to secure funding for Affordable Housing.
- An understanding of the communities in which it exists and an understanding of the greatest housing needs.
- Demonstrated concern for environmental impact and energy conservation.
- Values that are inclusive of all people.
Submittal Requirements:

- Vision for housing style, target population and number of units.
- Examples of current and past projects.
- Explanation of funding sources.
- Supporting evidence of the need for the targeted housing population.
- Statement of availability and expected timeline.
- Supporting information addressing the “Criteria for a Partner.”
- References from subcontractors.
- References from residents of past projects.

RFP Process:

Any interested party to this proposal opportunity is requested to email Rev. Kristin Joyner at kristin@bothellumc.org your contact information including email address, so you will be able to receive any updates and addendums related to this proposal.

The RFP release date is April 1, 2020.

Pre-proposal meeting will be via ZOOM on Wednesday, April 22nd at 3:00 pm. Email kristin@Bothellumc.org for meeting ID and sign in information. We will be overviewing the proposal goals and requesting questions for interested parties at that time. All other questions need to be submitted in written email form and received by April 25, 2020. An addendum will be issued shortly after the pre-proposal meeting addressing all questions and updated information at that time. Questions after that time will not be allowed.

Deadline for submittals Friday, May 15, 2020

Winning proposal will be notified no later than Wednesday, July 15, 2020

Others will be notified no later than Wednesday, July 15, 2020

How to Submit:

1. Send packet to BothellUrban@BothellUMC.org
2. Mail packet to:
   Bothell Urban Team
   Bothell United Methodist Church
   18515 92nd Ave. N.E.
   Bothell, WA 98011
Bothell United Methodist Church

History

Bothell United Methodist Church has been in the Bothell community for over 130 years and its roots have been in serving the community. Church members built the first school in Bothell and after a summer fire ravaged the town, the church raised money for a bell that served as the community’s fire alarm. Bothell UMC continues to serve the community today in a myriad of ways and sees the increasing population in the downtown area as a positive sign of growth and an opportunity to serve a growing population. We aspire to continue and expand our work in ministry with the Bothell community by assuring that the needs of this increasingly urban population are met. Our commitment to this region and our purpose of becoming Christ in the Community are calling us to create a more physical presence in the downtown area in order to connect more directly with the community and serve people where they are.

Purpose and Goals

Our Purpose: Becoming Christ in the Community
Our Goal: Transformed people; transformed relationships; transformed conditions

Learn More

https://www.bothellumc.org/
https://www.facebook.com/bothellumc/

Contact

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