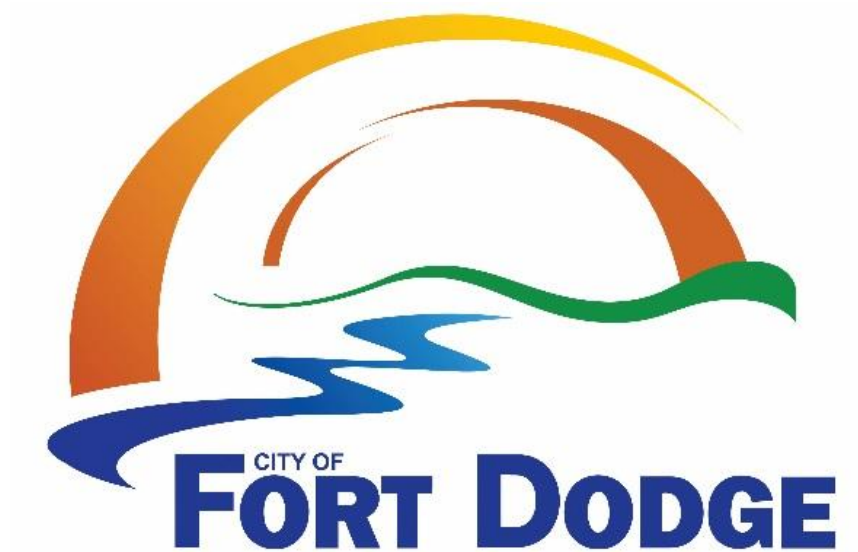


City of Fort Dodge



October 27, 2025

Request for Proposals (RFP) Redevelopment of City-Owned Vacant Lots

1501 5th Avenue South & 513 South 15th Street, Fort Dodge, Iowa

I. Introduction

The City of Fort Dodge invites proposals for the redevelopment of two adjoining city-owned lots at 5th Avenue South and South 15th Street. These parcels were acquired through the City's blight removal program and are now available for private redevelopment consistent with the City's Envision 2030 Plan.

Please review this request carefully before submitting a proposal. The City reserves the right to waive minor irregularities or reject any and all proposals.

II. Property Description

Addresses:

- 1501 5th Avenue South
- 513 South 15th Street

Both parcels are vacant, cleared, and ready for redevelopment.

III. Objectives

The City seeks commercial or mixed use development proposals that:

- Encourage reinvestment and neighborhood revitalization.
- Enhance the appearance and function of a major travel corridor.
- Align with community goals for quality development and economic growth.

IV. General Information

The following information is provided to assist the developer by summarizing the important facts in regards to the criteria and format by which the Request for Proposal process will proceed.

- The City of Fort Dodge reserves the right to accept or reject any and all proposals.
- All proposals must be submitted to Development Services with all supporting documentation no later than 4:00 p.m. on Monday, November 24, 2025.
- Proposals not meeting the minimum requirements or submittal requirements will not be considered.

- This development will require a professionally prepared site plan meeting the Section 17.08.03 of the City's Zoning Ordinance.
- Copies of the City's Zoning Ordinance, and Building Code are available at Development Services – Municipal Building, 819 1st Avenue South, Fort Dodge, Iowa, or on the City's website at www.fortdodgeiowa.org.
- The City will provide area information on where the lot boundaries are located (see Exhibit A).
- The successful developer will be responsible for verifying the exact location of the boundary lines in relation to their development proposal.
- Land is being offered as-is.
- The City of Fort Dodge reserves the right to require additional information at any time during this process.

V. Rezoning Timeline and Zoning Overlay Development Standards

The subject property is presently undergoing the rezoning process from its current Residential Multi-Family (2RM) base district classification to Arterial Commercial (AC) to better accommodate future commercial development. Final City Council consideration of said rezoning is anticipated to occur on December 8, 2025, with the rezoning becoming effective upon publication of the associated Ordinance. Further, the subject property is situated within the Corridor Commercial zoning overlay (O-CC) in addition to the base district, with its inclusion in said overlay being unaffected by the above-described rezoning.

The design of the project shall meet requirements as determined by the City, including, but not limited to, site and building design regulations of the Corridor Commercial zoning overlay, which provide for the following:

- New buildings and building additions shall be set back not less than 5 feet and not more than 25 feet from the front property line(s).
- Building(s) shall be sited parallel to the primary frontage with well-defined front façade featuring the primary entrance addressing the primary street frontage and secondary entrance(s) at additional convenient location(s).
- Primary and secondary façades shall feature three (3) distinct architectural zones: lower zone below window level, window level zone, and upper zone from window level up to and including eaves.

- Building(s) shall feature at least three (3) design elements that contribute to its appearance and character, such as display windows, peaked roof forms, arches/recessed archways, overhangs, integrated tile/molding, awnings/canopies, window and door framing/shutters/sills, change in material/massing/texture, change in color.
- Building façades may not include the following materials: masonite, visible asphaltic exterior wall(s), vertical aluminum/steel siding or panels, non-architectural sheet metal, non-textured concrete block, non-finished/non-painted plywood or particle board siding.

VI. Financial Considerations

This property may be eligible for financial incentives pending the scope of the development proposal.

The City may consider the sale of the property at or below market value based on the quality and benefit of the proposed project. Appraised value of the property is \$40,000.

VII. Proposal Requirements

Each proposal must include:

- Developer Information – Contact information and relevant experience.
- Project Description – Proposed use, conceptual site plan, and sample architectural elevations.
- Timeline – Estimated start and completion dates.
- Financial Capability – Proof of funding or lender support.
- Purchase Offer – Proposed purchase price.
- Community Impact – How the project supports City goals.

VIII. Evaluation Criteria

Proposals will be evaluated on:

- Developer experience and capability (including partners).
- Compatibility with neighborhood and zoning.
- Overall quality and design.
- Feasibility (pro-forma, including project funding sources).

- Community benefit and readiness to proceed.
- Project timeline.

IX. Submission Details

Deadline: Monday, November 24, 2025, by 4:00 p.m.

Submit to:

City of Fort Dodge – Development Services

Attn: Paige Wheeler

819 1st Avenue South, Fort Dodge, IA 50501

Email: pwheeler@fortdodgeiowa.org

X. Review Process

City staff will review all proposals and may request additional information. Qualified proposals will be presented to the City Council for final consideration. The City reserves the right to reject any proposal or cancel the process at any time.

Exhibit A

Site Map

5TH Avenue S & 15th Street – 1501 5th Avenue S & 513 S 15th Street

