

CITY OF GLADSTONE

FORMER LIBRARY REDEVELOPMENT PROJECT

REQUEST FOR PROPOSALS

135 E Dartmouth Street
Gladstone, Oregon 97027



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1. INTRODUCTION :

01 PURPOSE OF THE REQUEST FOR PROPOSALS

The City of Gladstone is seeking qualified and experienced development teams to submit proposals for the redevelopment of the former Gladstone Library property. The City intends to partner with a development team capable of delivering a catalytic project that activates the Portland Avenue corridor, enhances community livability, and contributes to the long-term economic vitality of Gladstone.

This Request for Proposals (RFP) outlines the City's expectations, submittal requirements, evaluation criteria, and the process that will guide the disposition and redevelopment of this key community asset.

02 BACKGROUND ON THE FORMER GLADSTONE LIBRARY PROPERTY

The former Gladstone Library played a central role in the civic life of the community for decades, hosting educational programming, community events, and public gatherings. With the library now relocated to a modern facility, the original site is positioned for reinvestment and adaptive reuse.

Located just off Portland Avenue—the city's primary commercial and civic spine—the property presents a rare opportunity to introduce a redevelopment that supports the City's goals for economic development, corridor revitalization, and community benefit. This RFP seeks creative, feasible proposals that honor the site's civic history while advancing new economic and community-serving uses.

03 ABOUT THE CITY OF GLADSTONE

Gladstone is a riverfront community located at the confluence of the Clackamas and Willamette Rivers in Clackamas County. Known for its strong neighborhoods, small-town character, and accessible commercial core, the city is home to approximately 12,000 residents. The community values thoughtful planning, strong local partnerships, and reinvestment strategies that support small businesses, enhance livability, and maintain Gladstone's unique identity.

The redevelopment of the former library site is a priority opportunity to advance these values while strengthening the Portland Avenue corridor.



1. INTRODUCTION :

04 ROLE OF THE CITY OF GLADSTONE

The City of Gladstone, with the Gladstone City Council serving as the City Board, is the governing body responsible for issuing this RFP, reviewing submissions, selecting a preferred development team, and negotiating the final Disposition and Development Agreement (DDA).

The City's responsibilities include:

- Establishing the redevelopment goals and evaluation criteria
- Reviewing the scoring of the Blue Ribbon Committee to provide community-informed feedback
- Selecting the preferred development team for negotiation
- Approving and executing the DDA

City staff will administer the RFP process, distribute materials, coordinate communications with proposers, and support the City Board throughout evaluation and negotiation.

05 REDEVELOPMENT THROUGH COMMUNITY ENGAGEMENT & SURVEY

The City is committed to ensuring that redevelopment outcomes reflect community priorities.

A structured public engagement process was completed, which includes:

- A communitywide survey to gather input on desired uses and community benefits
- Outreach to residents, local businesses, civic groups, and neighborhood organizations
- Engagement with the Blue Ribbon Committee to refine priorities and scoring criteria

The City will publish survey findings and related materials as supplemental documents to this RFP. Proposers are encouraged to demonstrate how their concepts incorporate community input, enhance public benefit, and activate the Portland Avenue corridor.

06 PROPERTY ADDRESS & IDENTIFICATION

Former Gladstone Library Property

135 E Dartmouth Street
Gladstone, Oregon 97027

See parcel PDF map

Additional property information:

- Parcel Number: **22E20CA06500**
- Approximate Lot Size: **0.21 Acres**
- Zoning: **(Detailed in Section 3)**
- Maps, aerials, and site details are provided in **Exhibit A.**



2. SOLICITATION OVERVIEW:

01 OVERVIEW OF REDEVELOPMENT OPPORTUNITY

The City of Gladstone is soliciting proposals from qualified development teams for the redevelopment of the former Gladstone Library property at 135 E Dartmouth Street. The property is a strategically located community asset on Portland Avenue, the city's primary civic and commercial corridor.

The City seeks a redevelopment that:

- Acts as a catalyst for economic activity along Portland Avenue
- Delivers a high-quality, community-oriented use
- Enhances Gladstone's long-term economic stability and livability
- Aligns with community input generated through surveys and engagement
- Demonstrates strong feasibility, financial capacity, and implementation capability

The City welcomes a range of creative, economically viable uses that fit within zoning requirements and complement surrounding businesses and neighborhoods.

02 ELIGIBLE & PREFERRED USES

Proposed redevelopment concepts should advance the City's goals for economic development, community benefit, and corridor activation.

Preferred uses may include, but are not limited to:

- Neighborhood-serving commercial uses
- Professional services or small-scale employment spaces
- Community-oriented retail or specialty shops
- Small business incubators or shared commercial space
- Cultural, arts, or educational uses
- Mixed-use concepts compatible with zoning

Proposers are encouraged to articulate how their proposed use(s):

- Support economic vitality
- Strengthen the presence and activity of Portland Avenue
- Align with community-identified needs
- Deliver strong long-term fiscal and community benefits

All proposed uses must comply with zoning requirements and applicable development standards described in **Section 3**.



2. SOLICITATION OVERVIEW:

03 PROPERTY DISPOSITION APPROACH

The City intends to convey the property through a negotiated Disposition and Development Agreement (DDA).

The DDA will establish:

- Purchase price (negotiated based on appraisal and proposed project benefits)
- Project milestones and performance obligations
- Required development outcomes
- Site control terms and timelines
- Compliance with City goals and applicable regulations

Proposers should include in their submission:

- A proposed acquisition approach
- A preliminary project schedule
- A description of financing strategy and sources
- Key components of anticipated negotiation terms

The City reserves the right to negotiate with the selected developer to refine the development program, timeline, and transaction structure.



3. PROPERTY PROFILE:

01 LOCATION & SITE DESCRIPTION

The former Gladstone Library property is located at:

**135 E Dartmouth Street
Gladstone, Oregon 97027**

The site is positioned just east of Portland Avenue, the city's primary commercial and civic corridor, within walking distance to businesses, civic institutions, parks, and residential neighborhoods. Its central location makes the property highly suitable for redevelopment that supports community activity and economic vitality.

The property contains a former civic building and associated site improvements situated on a generally level lot. The structure may offer adaptive reuse potential depending on the proposer's concept and compliance with applicable regulations.

02 ZONING & COMPREHENSIVE PLAN DESIGNATIONS

The property is subject to zoning and development regulations established by the City of Gladstone.

Key zoning information includes:

- **Zoning District:** [Click for Link](#)
- **Comprehensive Plan Designation:** [Click for Link](#)
- **Applicable Development Standards:** As outlined in the Gladstone Municipal Code

All redevelopment proposals must comply with permitted and conditional uses allowed under the site's zoning designation. Proposers are encouraged to consult with the Planning Department for zoning-related questions.



3. PROPERTY PROFILE:

03 SURROUNDING AREA CONTEXT

The property is located within a mixed-use area characterized by:

- **Portland Avenue Corridor:** Gladstone’s central commercial corridor with retail, services, and small businesses
 - **City of Gladstone Town Center Document available at:**
<https://tinyurl.com/GSTOWNCENT>
- **Nearby Community Services:** Schools, civic buildings, religious institutions, and public gathering spaces
- **Residential Neighborhoods:** Single-family and multifamily housing surrounding the corridor
- **Recreational Amenities:** Parks, trails, and river access within a short distance

The surrounding environment supports redevelopment that aligns with and enhances corridor activation, walkability, and neighborhood-s

04 ACCESS, TRANSPORTATION, PARKING, & MULTIMODAL CONNECTIVITY

The site benefits from a range of transportation and access features, including:

- **Primary Access:** Dartmouth Street, with immediate proximity to Portland Avenue
- **Transit Access:** Regional and local transit service available along Portland Avenue
- **Pedestrian Access:** Sidewalks, crossings, and short walking distances to key community destinations
- **Bicycle Connectivity:** Local routes with opportunities to improve connections through redevelopment
- **Parking Considerations:** Existing on-site parking, with opportunities for reconfiguration depending on project design

05 ENVIRONMENTAL CONDITIONS

The City completed an environmental review information for the property.

Documents are available at:

Environmental Document Link - <https://tinyurl.com/GSENVIRO>

Proposers are responsible for conducting independent due diligence to verify environmental conditions.

06 APPRAISAL SUMMARY

The City has commissioned an appraisal to support the negotiated disposition of the property.

[See Link - To be Inserted]

4. RELEVANT PLANS & POLICY FRAMEWORK

01 CITY OF GLADSTONE ZONING MAP

The City of Gladstone Comprehensive Plan serves as the long-term guiding document for land use, transportation, community development, and economic investment.

Redevelopment proposals for the former library site must demonstrate alignment with the goals, including:

- Strengthening commercial corridors
- Supporting economic development and employment opportunities
- Encouraging walkable, connected development patterns
- Preserving and enhancing community character
- Promoting redevelopment that benefits residents and businesses

Proposers should review applicable Comprehensive Plan policies to ensure that their concepts reinforce the City’s vision for a vibrant and sustainable community.

02 PORTLAND AVENUE CORRIDOR & WAYFINDING CONCEPTS

Portland Avenue is Gladstone’s primary civic and commercial corridor.

Recent planning discussions and conceptual work have focused on:

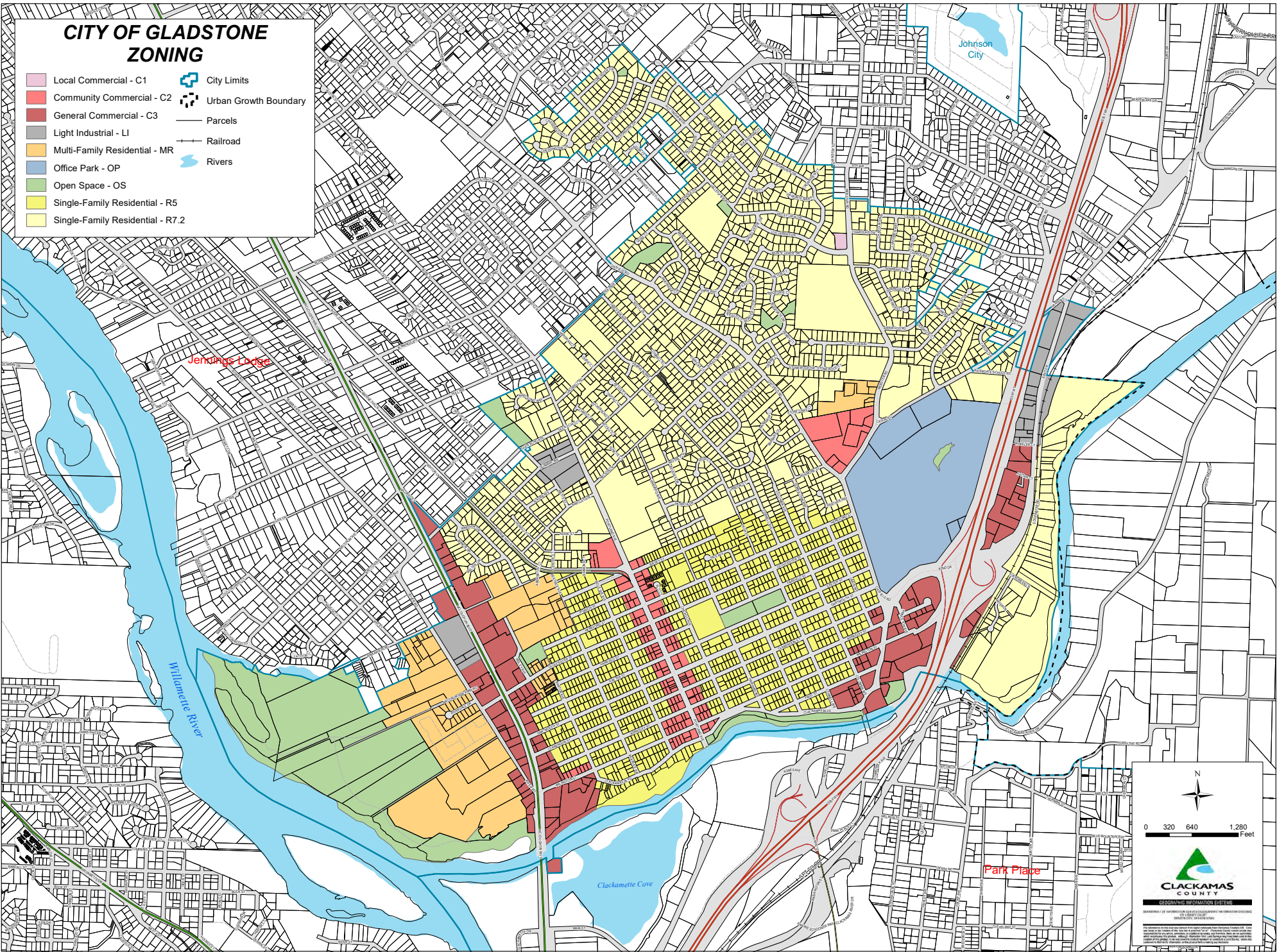
- Improving corridor identity
- Strengthening local business visibility
- Enhancing pedestrian and multimodal connections
- Supporting wayfinding efforts throughout downtown and adjacent areas

The former library property is positioned to contribute meaningfully to the corridor’s revitalization and visibility.

Proposals should highlight how the redevelopment:

- Activates the corridor
- Supports small business activity
- Reinforces Portland Avenue as a community anchor
- Enhances the sense of arrival into downtown Gladstone

Proposers are encouraged to consider how building design, site circulation, tenant mix, and public space elements can advance the City’s emerging vision for Portland Avenue.



4. RELEVANT PLANS & POLICY FRAMEWORK

03 ECONOMIC DEVELOPMENT OBJECTIVES (2024-2025)

The City has identified economic vitality as a core priority for 2024-2025.

Objectives relevant to this redevelopment include:

- Supporting small business growth and retention
- Expanding economic opportunities within the Urban Renewal Area
- Leveraging redevelopment of strategic sites to support long-term tax base growth
- Attracting investments that improve the commercial environment along Portland Avenue
- Aligning redevelopment efforts with community priorities and market realities

Proposals that contribute to local employment, increase commercial activity, or strengthen Gladstone’s economic resilience will be viewed favorably.

04 URBAN RENEWAL

The former library property is located within the Gladstone Urban Renewal Area.

The Urban Renewal uses tax increment financing (TIF) to advance projects that:

- Reduce blight
- Strengthen commercial corridors
- Support redevelopment and revitalization
- Enhance public spaces
- Catalyze long-term economic growth

Redevelopment of the former library is considered a strategic investment within the Urban Renewal Plan.

Proposers should demonstrate how their project supports one or more URA goals, such as:

- Creating jobs
- Expanding the tax base
- Encouraging private investment
- Enhancing the visual and functional character of the area

Urban Renewal funds are not guaranteed for this project; however, the City may consider elements of the redevelopment plan that align with adopted URA objectives.

05 BLUE RIBBON COMMITTEE INITIAL CRITERIA FRAMEWORK

The Blue Ribbon Committee, established by the City, has provided initial redevelopment priorities and community-informed evaluation criteria.

These criteria emphasize:

- Economic impact and catalytic potential
- Compatibility with surrounding uses and community character
- Support for corridor activation and public benefit
- Market feasibility and long-term stability
- Responsiveness to community input gathered from surveys and outreach

Proposals will be evaluated in part based on how well they reflect these community-informed priorities. A summary of the Committee’s scoring framework is included in **Exhibit D**.

5. PROJECT GOALS & OBJECTIVES :

01 CATALYTIC PROJECT, ECONOMIC VITALITY & PORTLAND AVENUE ACTIVATION

The City seeks a redevelopment that acts as a catalyst for broader revitalization of the Portland Avenue corridor.

Proposals should demonstrate:

- The ability to **accelerate economic activity**
- Creation of a **vibrant, visible presence** near Portland Avenue
- Activation of the corridor through commercial, civic, or community-serving uses
- Enhancement of the area’s identity and walkability
- Long-term financial sustainability and contribution to the tax base

The selected project should help establish momentum for future reinvestment along the corridor.

02 COMMUNITY-CENTERED REDEVELOPMENT

Proposals should reflect and respond to community priorities identified through surveys and engagement efforts.

Desired outcomes include:

- Uses that serve or benefit the broader community
- Integration of design features that enhance public access or visibility
- Concepts that acknowledge the historic civic role of the property
- Consideration for how the site can support neighborhood vitality and connection

03 TOURISM, EVENTS, AND VISITOR ATTRACTION POTENTIAL

While not required, concepts that draw visitors or strengthen the visibility of Gladstone are encouraged.

This may include:

- Specialty retail
- Arts or cultural uses
- Small event or gathering spaces integrated into a larger development
- Concepts that enhance Gladstone’s identity along regional travel routes

Proposals should describe any anticipated tourism, cultural, or event-related benefits.

04 LONG-TERM FISCAL AND COMMUNITY BENEFITS

The City seeks redevelopment that produces long-term value for Gladstone, including:

- Expanded property tax and economic activity
- Stable, long-term uses with market viability
- Opportunities for job creation or support of local businesses
- Private investment that reinforces public goals

Projects that show clear financial feasibility and durable benefits will be strongly considered.

05 SUSTAINABILITY, WALKABILITY & DESIGN EXCELLENCE

Developments should incorporate:

- High-quality architectural design
- Human-scaled site planning and walkability
- Integration of landscaping, lighting, and façade enhancements
- Efficient use of the site and compatibility with surrounding development
- Sustainability practices consistent with local and state goals

The City encourages designs that elevate the visual and functional quality of the Portland Avenue corridor.

6. SUBMISSION REQUIREMENTS:

1

COVER LETTER & AUTHORIZED REPRESENTATIVE CERTIFICATION

A signed letter including:

- Lead entity
- Key contacts
- Statement of interest
- Signed Authorized Representative Certification
- Two (2) Reference Project Names

2

DEVELOPMENT TEAM QUALIFICATIONS

Provide a summary of the development team including:

- Lead developer, architect, and key consultants
- Relevant project experience
- Organizational structure
- Demonstrated financial and development capacity

3

PROJECT NARRATIVE AND CONCEPT VISION

A clear written description of the proposed project, including:

- Intended use(s)
- Program elements
- Community benefit elements
- Rationale for concept selection

4

CONCEPTUAL RENDERINGS OR MASSING STUDY

Provide conceptual materials sufficient to convey the development idea. Final engineering drawings are not required.

5

PRELIMINARY OPERATING MODEL / TENANTING STRATEGY

Describe:

- Anticipated tenants or uses
- Operating assumptions
- Market rationale for the proposed program

6

DEVELOPMENT SCHEDULE & PHASING

Include an estimated timeline covering:

- Design
- Permitting
- Construction
- Tenanting or occupancy

7

PROJECT FINANCING PLAN

Proposers must outline:

- Funding sources
- Equity and debt assumptions
- Any public assistance requested (none is guaranteed)
- Financial capacity

8

PRELIMINARY PRO FORMA

Provide a summary-level pro forma illustrating the financial feasibility of the proposed concept.

9

COMMUNITY ENGAGEMENT PLAN

Provide a short plan describing how the proposer will participate in community and stakeholder engagement during design and implementation.

7. EVALUATION CRITERIA & SELECTION PROCESS :



PURPOSE OF THE EVALUATION PROCESS

To select the proposal that best aligns with City goals, demonstrates feasibility, and reflects community priorities.



SCORING CRITERIA (BLUE RIBBON COMMITTEE FRAMEWORK)

Proposals will be evaluated using criteria informed by the Blue Ribbon Committee, including:

- Catalytic and economic impact
- Alignment with Portland Avenue vision
- Community benefit
- Feasibility and financial capacity
- Quality of design and land use compatibility

A complete scoring matrix is provided in **Exhibit D**.



THRESHOLD REQUIREMENTS

To advance to scoring, proposals must include all materials required in Section 6. Incomplete proposals may be deemed nonresponsive.



EVALUATION & RANKING PROCESS

The City will:

- Review all submitted proposals
- Score proposals according to adopted criteria
- Conduct interviews if necessary
- Seek clarifications during review



INTERVIEWS AND PRESENTATIONS

The City may request interviews with top-ranked proposers to clarify concepts, feasibility, or project details.



FINAL SELECTION AND EXCLUSIVE NEGOTIATION RIGHTS

The City will select the preferred development team and authorize staff to negotiate a Disposition and Development Agreement (DDA).



8. DISPOSITION PROCESS & NEGOTIATIONS :

01

OVERVIEW OF DISPOSITION AND DEVELOPMENT AGREEMENT (DDA)

The selected proposer will enter exclusive negotiations with the City to finalize a DDA outlining all terms and obligations. Depending upon the project chosen, the City will use the most appropriate agreement to achieve the goals of the parties." For example, if the project calls for the property to be transferred to the proposer, the city will likely use a disposition and development agreement (DDA). Conversely, if the chosen project calls for the developer to lease the property, the city will likely use a lease or license agreement..

02

REQUIRED TERMS & CONDITIONS

The DDA will address:

- Purchase price
- Development program
- Milestones and performance
- Compliance with zoning and regulations

02

DEVELOPER OBLIGATIONS

Likely obligations include:

- Adherence to approved project program
- Meeting construction timelines
- Securing financing
- Completing the project as approved

03

CITY OBLIGATIONS

The City will:

- Provide available property information
- Administer review processes
- Coordinate with relevant City departments
- Facilitate timely communications

04

PERFORMANCE BENCHMARKS

The DDA will include milestones such as:

- Predevelopment timelines
- Permit submission deadlines
- Construction start and completion dates

05

TRANSACTION CLOSING PROCESS

Upon satisfaction of conditions precedent, the City and developer will close on the property per the agreed terms.



9. PROPOSAL LOGISTICS:



RFP SCHEDULE & TIMELINE

A full schedule will be released as part of the final RFP, including:

- Launch the RFP: **December 8th**
- Open House to View Library: **December 17th from 10 am to 12 pm**
- Questions to RFP Due: **January 1st**
- RFP Proposals Due: **January 30th at 1 pm to Tami Bannick**
- Blue Ribbon Committee Review: **February 12th**
- City Council Work Session: **February 24th**



PRE-SUBMISSION MEETINGS OR SITE TOURS

Optional site tours may be held at the City's discretion.



QUESTIONS AND ADDENDA PROCEDURES

Questions must be submitted in writing. All clarifications will be issued via formal addenda.



SUBMISSION FORMAT

Proposals must meet the submission format outlined by the City, including a **fifteen (15) page limit** and required components.



ELECTRONIC SUBMITTAL GUIDELINES

Electronic submissions must be emailed to **bannick@ci.gladstone.or.us**.
File size limits may apply.



CITY CONTACT INFORMATION

Tami Bannick, City Recorder
bannick@ci.gladstone.or.us
18505 Portland Avenue
Gladstone, OR 97027



10. CONDITIONS, RIGHTS, & REQUIREMENTS:

01 RESERVATION OF RIGHTS

The City reserves the right to accept, reject, or request modifications to any proposal.

02 PUBLIC RECORDS LAW

All submitted materials become public records subject to disclosure under Oregon law.

03 DISQUALIFICATION AND NON-RESPONSIVENESS

The City may disqualify any proposal that fails to comply with submission requirements.

04 CITY NOT RESPONSIBLE FOR PREPARATION COSTS

Proposers assume all costs associated with preparing their responses.

05 AMENDMENTS OR CANCELLATION OF RFP

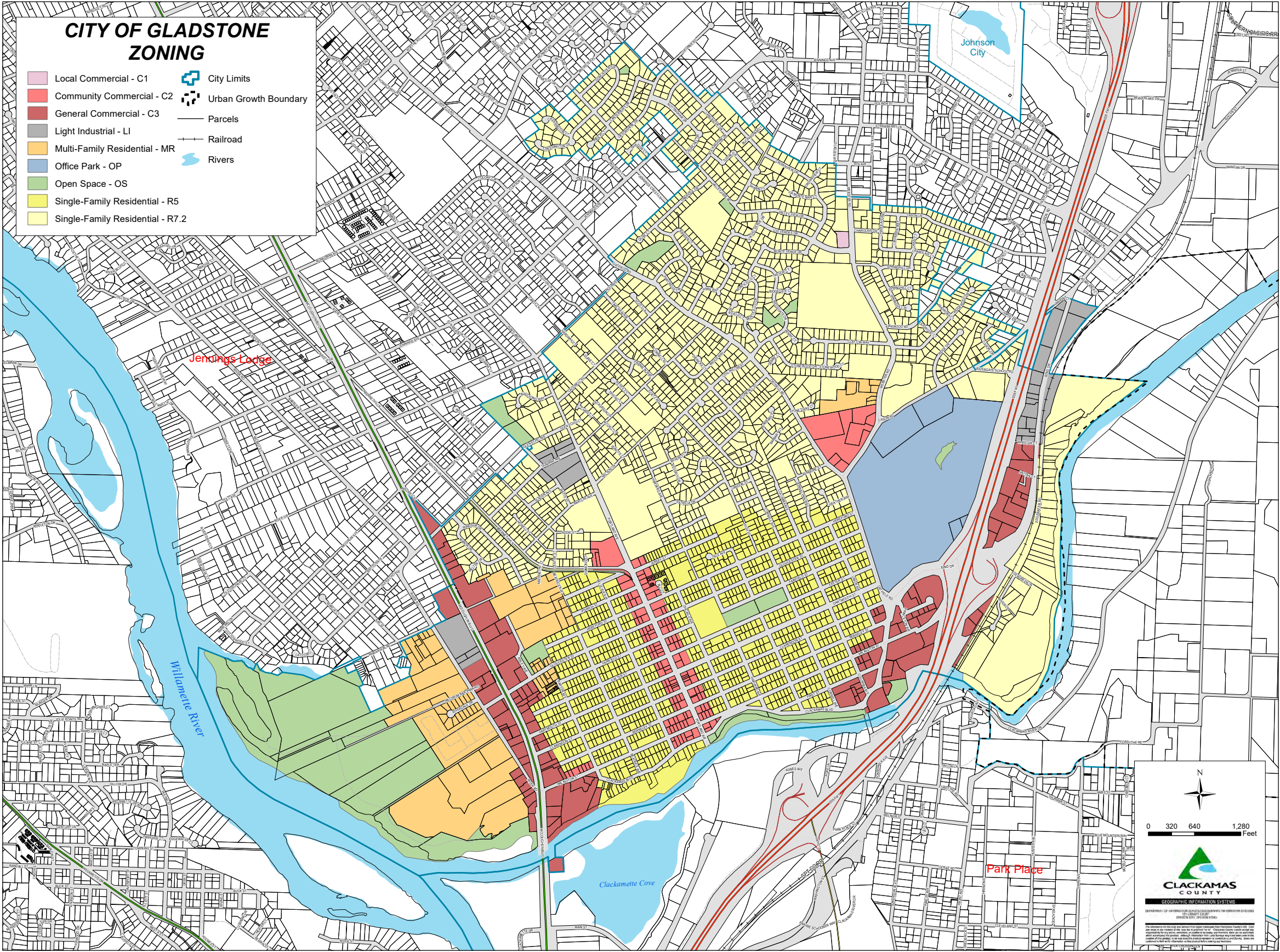
The City may amend or cancel this RFP at any time.



11. EXHIBIT A: AERIAL MAP



11. EXHIBIT B: ZONING & LAND USE MAP



CLICK OR SCAN

11. EXHIBIT C: ENVIRONMENTAL REPORT



City of Gladstone Natural Hazards Mitigation Plan Addendum

Prepared for
City of Gladstone
525 Portland Ave.
Gladstone OR 97027

In cooperation with

Clackamas County
2200 Kaen Road
Oregon City, OR 97045



[CLICK OR SCAN](#)

11. EXHIBIT D: BLUE RIBBON COMMITTEE SCORING FRAMEWORK

GLADSTONE LIBRARY REDEVELOPMENT – RFP SCORING CRITERIA

City of Gladstone | Blue Ribbon Committee | October 2025

The Gladstone Library Blue Ribbon Committee will evaluate all proposals for the redevelopment of the former Gladstone Library property (135 E Dartmouth Street) using the following scoring framework. The criteria reflect the City’s priorities for community benefit, economic vitality, and alignment with public input.

CATEGORY	DESCRIPTION	POINTS
01	Project Vision & Alignment with Community Goals	25
02	Site Design & Compatibility	20
03	Community Benefit & Activation	15
04	Development Feasibility & Financial Capacity	15
05	Experience & Team Qualifications	10
06	Implementation Timeline & Readiness	10
07	Sustainability & Resiliency Features	5