

Description of the Property:

The City of Woonsocket invites Developers, Builders, Investors and Real Estate Agents to participate in this solicitation of proposals for the purchase and subsequent commercial development of a **2.07 acre corner lot** at the thriving corner of Providence Street & Smithfield Road (R.I. 146A).

The site is the former Gaston A. Ayotte, Jr. Little League Baseball Field conveniently located at the intersection of Providence Street and Smithfield Road in Woonsocket. (Map 5-79) which straddles the border of suburban North Smithfield and urban Woonsocket.

This is a prime commercial location within minutes of interstate Rt. 146. It is also within close proximate to the Dowling Village shopping center, benefiting from a high volume of traffic.

The only buildings on the site are a former clubhouse/concession stand and dugouts.

Solicitation of Proposals:

The deadline for the submission of proposals (sealed envelope) is 2:00 PM on Wednesday, June 14, 2017, delivered to the Purchasing Agent: 169 Main Street, Woonsocket, RI 02905. All questions and requests for information should be directed to N. David Bouley, Director for the Department of Planning & Development, City of Woonsocket, at 169 Main Street, Woonsocket, RI, 02895; (401) 767-9231; or ndbouley@woonsocketri.org.

Potential Property Uses:

The property is zoned Commercial-1 [C-1] and allows the uses shown on the zoning chart contained within the Zoning Ordinance. A copy of the chart pertaining to this zone is contained herein and the full Zoning Ordinance is available on the City's website at www.woonsocketri.org.

Submission Process & Minimum Requirements:

- 1.) The City of Woonsocket has set a minimum acceptable purchase price of seven hundred thousand dollars (\$700,000.00).
- 2.) Notice of the scope of work and proposed development shall be made known to the City by the developer, including proposed uses, tenants, businesses, etc. At the request of the developer, such information may remain confidential until such time as the public interest necessitates and no harm will result to the interest of the developer.
- 3.) The proposed developer shall demonstrate to the satisfaction of the City its ability to finance and implement the development plan submitted to the City. Similarly, at the request of the developer, such information may remain confidential until such time as the public interest necessitates and no harm will result to the interest of the developer.
- 4.) The proposed developer shall demonstrated to the satisfaction of the City progress moving forward with any lawful or regulatory requirements imposed on the proposed development by the City, State, or Federal governments.
- 5.) Identification of the legal entity that would purchase the property.
- 6.) Identification of the entity that would undertake the development of the project, listing the firm's experience, and a listing of recent relevant projects.
- 7.) The development will be subject to the design review process of the City of Woonsocket.
- 8.) A projected timetable for undertaking the project and the time needed for project implementation, including any period of due diligence

required by the proposed developer prior to transfer of the property, as well as a preliminary list of approvals required for project financing and other consideration.

- 9.) A “good faith” deposit check (refundable) equal to three percent (3%) of the proposer’s offer is to be submitted at the time of the bid submittal and an additional “good faith” deposit equal to five percent (5%) of the proposer’s offer shall be tendered by the proposer chosen by the City prior to entering into a formal purchase agreement.
- 10.) After preliminary acceptance of the proposal is made by the City, the developer, within a limited reasonable period of time, shall prepare, and submit an outline/chart of the various work items required to perform as part of their due diligence/project development. Also included should be a timeline detailing performance of these actions and an overall project schedule, including a projected date at which time a legally binding purchase and sales agreement will be executed upon approval by the City Council.

This Solicitation Packet Includes:

- 1.) Aerial map of the existing complex.
- 2.) City Assessor’s Plat Map depicting the area to be sold.
- 3.) Zoning Map of the property
- 4.) Property Survey by Scituate Surveys, Inc.
- 5.) Photographs of the property.
- 6.) Zoning Chart of Allowable Uses

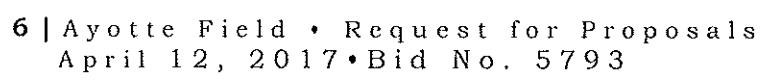
The existing property is available for inspection at the bidder’s convenience at any time as it is an open space, and further information may be obtained by arranging an appointment with the Department of Planning and Development, at (401) 767-9237, during normal business hours.

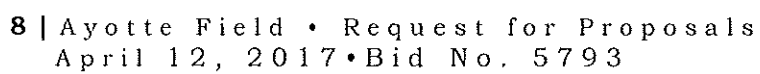
Proposals submitted by mail are sent at the risk of the prospective bidder. The City of Woonsocket assumes no responsibility for proposals sent by mail. Proposals sent via email or facsimile will not be accepted.

The preliminary and the final selections will be awarded based upon the best interest of the City of Woonsocket, and is at the sole discretion of the City of Woonsocket. The City of Woonsocket reserves the right, in its sole discretion, to accept or deny any and all proposals and bids. The award will not be based solely on the purchase offer submitted. The final sale will require approval by the City Council by Ordinance. The City will provide clear and marketable title to the sale.

Any questions concerning this invitation to bid should be directed to:

N. David Bouley, Director
Department of Planning and Development
169 Main Street
Woonsocket, RI 02895
Work: (401)767-9230 Fax: (401) 766-9312
Email: ndbouley@woonsocketri.org





ALLOWABLE USES IN A COMMERCIAL-1 (C-1) ZONE

4.6. Commercial Uses

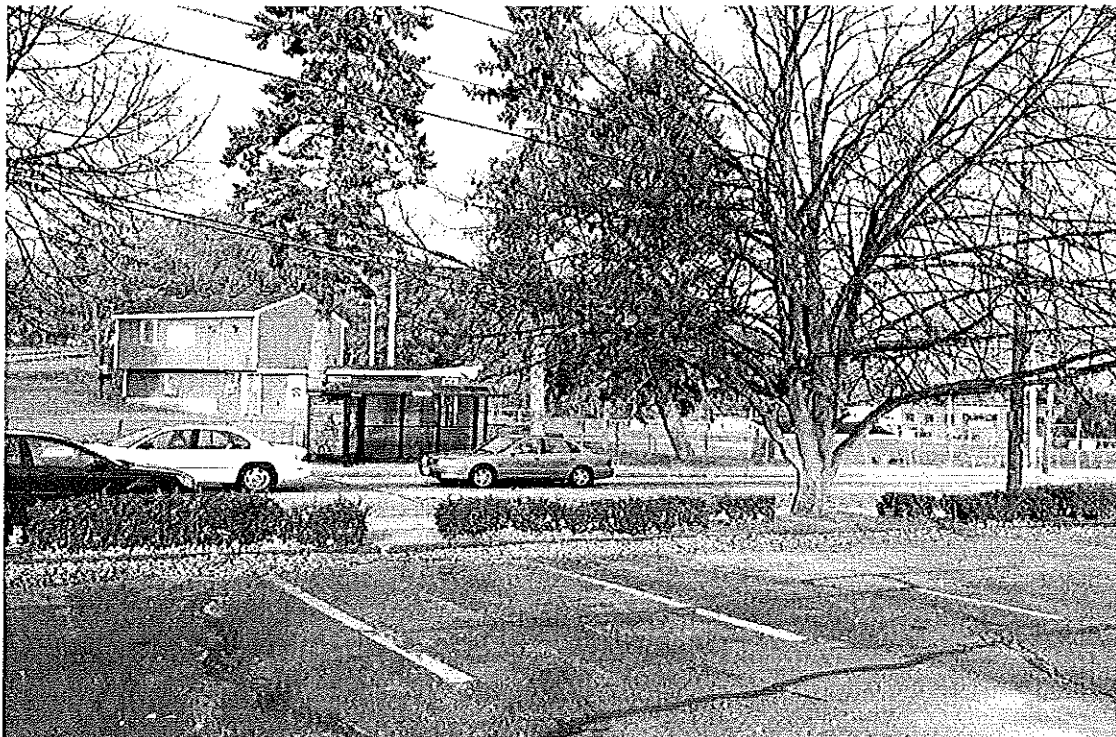
P=Permitted NP=Not Permitted S=Special Use Permit Required

Zoning Districts	R-1	R-2	R-3	R-4	MU-1	C-1	C-2	MU-2	I-1	I-2	PR-1	PR-2
1. Business services, and offices including design salons operated under the authority of an approved A.I. license, excepting those listed below which are permitted as shown	NP	NP	NP	NP	P	P	P	P	NP	N	NP	NP
a. Barber, hairdresser, cosmetician, manicurist or esthetician licensed in accordance with title 5, chapter 10 of the General Laws of Rhode Island [Chapter 6260 6/13/96).	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
b. Building, electrical plumbing, and similar contractor storage with or without office use.	NP	NP	NP	NP	NP	NP	NP	P	NP	P	NP	NP
c. Car wash	NP	NP	NP	NP	NP	NP	S	S	S	NP	NP	NP
d. Catering business	NP	NP	NP	NP	S	P	P	P	NP	NP	NP	NP
e. Commercial parking garage or lot	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP
f. Corporate Office	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP
g. Funeral home	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP
h. Health club facility	NP	NP	N	NP	NP	P	P	P	NP	NP	NP	NP
i. Prepared food sales	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
j. Heating oil sales, service and storage	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP
k. Incidental home occupation	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
l. Motor fuel station	NP	NP	NP	NP	S	S	S	S	NP	NP	NP	NP
m. Motor vehicle repair garage	NP	NP	NP	NP	NP	S	S	S	NP	NP	NP	NP
n. Motor vehicle specialty shop	NP	NP	NP	NP	NP	S	P	S	NP	NP	NP	NP
o. On-premises dry cleaning facility	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP
p. Self-service laundry	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP
q. Trade school or other for-profit educational institutions	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP
r. Trade schools or other for-profit educational institutions serving young children including nursery schools, pre-schools, kindergartens, elementary schools and middle schools	NP	NP	NP	NP	S	NP	NP	NP	S	NP	NP	NP
s. Trade schools or other for-profit educational institutions serving older children and adults, including high schools, vocational schools, colleges and universities	NP	NP	NP	NP	S	P	P	P	S	NP	NP	NP
t. Trucking terminal	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP
2. Retail sales, excepting those listed below which are permitted as shown:	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
a. Adult book store	NP	NP	NP	NP	NP	S	S	NP	NP	NP	NP	NP
b. Auction house	NP	NP	NP	NP	NP	P	NP	P	S	S	NP	NP
c. Flea market	NP	NP	NP	NP	NP	NP	NP	S	S	S	NP	NP
d. Lumber yard	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP
e. Motor vehicle or vehicle sales, lease or rental	NP	NP	NP	NP	NP	S	S	P	NP	NP	NP	NP
f. Supermarket	NP	NP	NP	NP	S	P	P	P	NP	NP	NP	NP

3. Wholesale commercial uses, including sale to the public when secondary to primary wholesale commercial use	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP
4. Restaurant, cafe, diner, snack bar or other establishment where the sale of food and/or beverage is a principal use; alcoholic beverages may be sold under the authority of a BL or BV license.	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
5. Tavern, bar, lounge, pub or other establishment where alcoholic beverages are sold under the authority of a BL, BV or C license	NP	NP	NP	NP	NP	P	S	S	NP	NP	NP	NP
6. Entertainment facility or amusement enterprise, excepting those listed below which are permitted as shown:	NP	NP	NP	NP	NP	S	P	S	NP	NP	NP	NP
a. Adult cabaret	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	NP	NP
b. Adult motion picture theater	NP	NP	NP	NP	NP	S	S	NP	NP	NP	NP	NP
c. Cinema, theater or cultural arts center	NP	NP	NP	NP	NP	P	P	S	NP	NP	NP	NP
d. Night club or similar establishment where entertainment is provided	NP	NP	NP	NP	NP	S	S	S	NP	NP	NP	NP
7. Storage or warehouse uses, excepting those listed below which are permitted as shown:	NP	NP	NP	NP	NP	NP	NP	S	P	P	NP	NP
a. Junkyard, vehicle wrecking or salvage facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	NP	NP
b. Recycling, facility	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NN	NP
c. Self-service storage facility	NP	NP	NP	NP	NP	S	S	S	P	P	NP	NP
d. Trailer box or similar article used for storage	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
e. Pallet exchange facility	NP	NP	NP	NP	P*	NP	NP	NP	P	P	NP	NP
8. Solar Energy System-Small Residential	P	P	P	P	P	P	P	P	P	P	NP	NP
9. Solar Energy System-Large Residential	S	S	S	S	S	S	S	S	P	P	NP	NP
10. Solar Energy System-Large Com./Industrial	NP	NP	NP	NP	NP	NP	NP	NP	S	S	NP	NP
11. Wind Energy Conversion Facilities	NP	NP	NP	NP	NP	S	NP	NP	S	S	NP	NP



Ayotte Field from across Providence Street



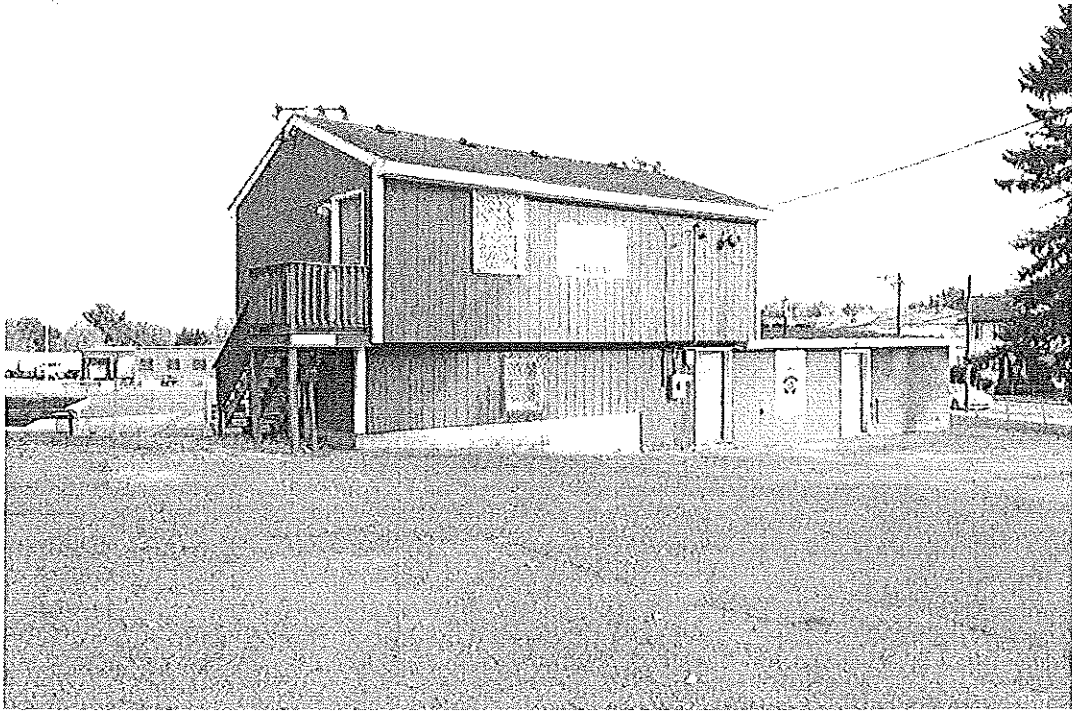
From the corner (southeast)



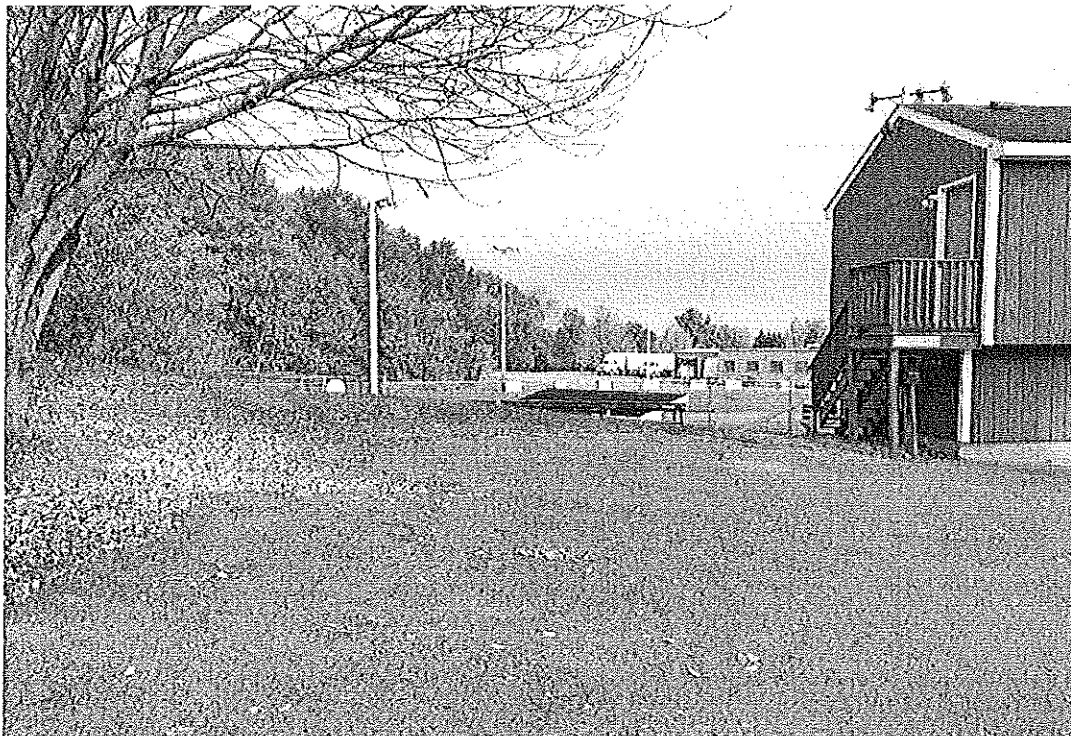
Ayotte Field from the North



View from the north



Seasonal Clubhouse from the south



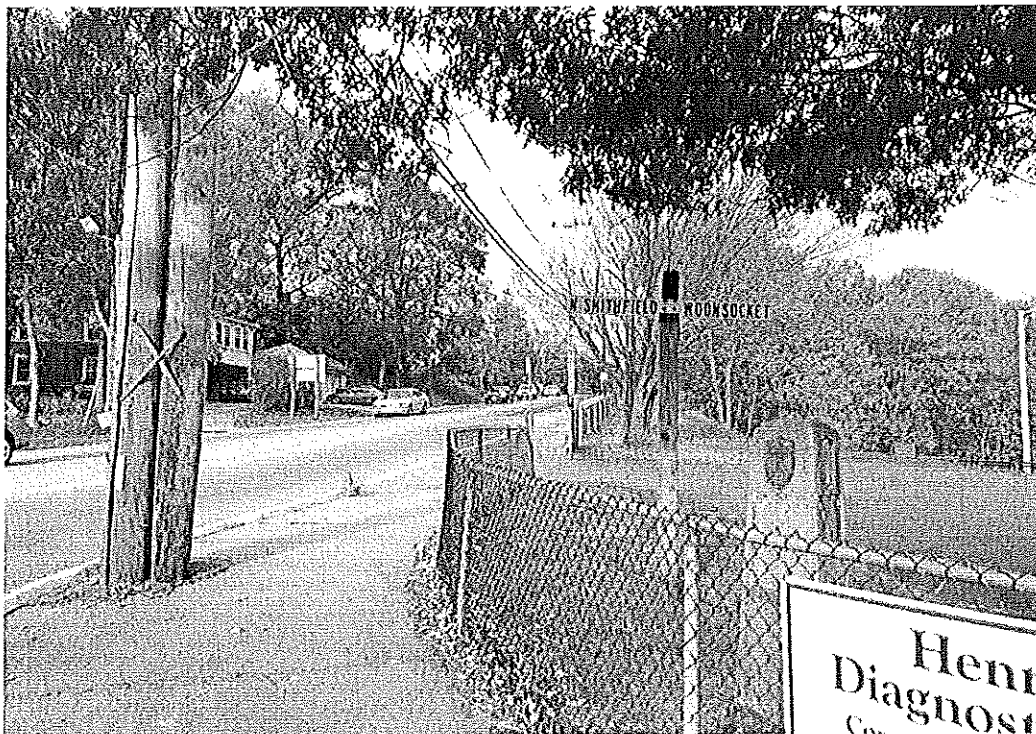
From behind the Clubhouse



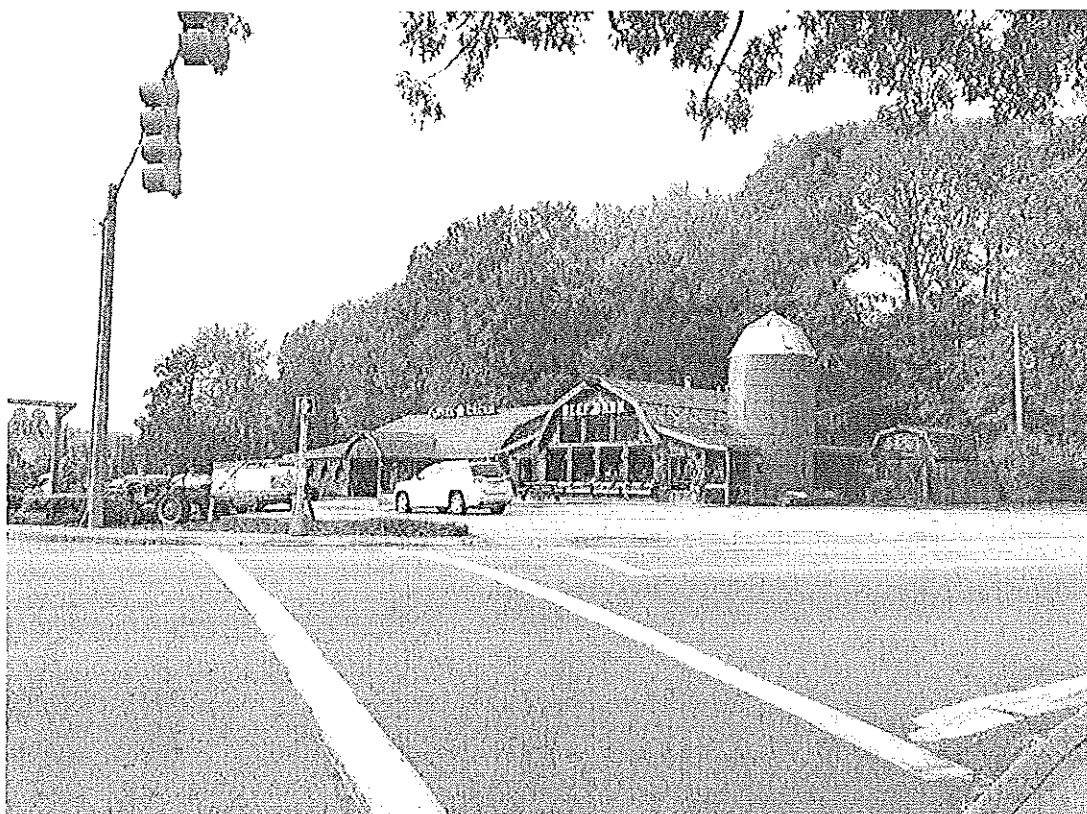
View up Smithfield Road toward Union Village



Intersection of Smithfield Road and Providence Street



City/Town Boundary Marker south of Ayotte Field



Intersection of Providence Street/Greenville Road/Smithfield Road looking toward Smithfield



Intersection of Providence/Smithfield Road/Greenville Road Street



Clubhouse from the North



View toward intersection of Providence/Greenville/Smithfield



View down Providence Street into the City from the property



From the clubhouse toward Providence/Smithfield/Greenville Intersection



Baseball Field looking toward Woonsocket



Baseball Field



View from Clubhouse



Baseball Field looking toward Avenue A and Globe Park & School



View of existing Clubhouse

The City of Woonsocket is located in Providence County at the North East corner of Rhode Island. Woonsocket is centrally located in the Boston/Worcester/Providence Triangle, with efficient interstate connections to Providence, RI, Boston and Worcester, Massachusetts..

In 1986, the United States Congress declared Woonsocket and twenty four towns within the Blackstone River Valley and watershed from Worcester, Massachusetts to Providence, Rhode Island, part of the "Blackstone River Valley National Heritage Corridor". This recognition, reauthorized in 1996 and 2006, acknowledges the historical and cultural significance of the area as a birthplace of the American Industrial Revolution.

Population

According to the Census Bureau (2014), the City, has population of 41,228 people.

S2301: EMPLOYMENT STATUS (Census Bureau, 2010-2014)													
Subject	United States				Rhode Island				Woonsocket city, Rhode Island				
	Total	In labor force	Empl.	UR	Total	In labor force	Empl.	UR	Total	In labor force	Empl.	UR	
	Estimate (Est.)	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	
Population 16 years and over	248,775,628	63.9 %	57.7%	9.2%	862,851	65.9 %	59.3 %	9.5%	32,229	58.8 %	53.8 %	8.1%	
EDUCATIONAL ATTAINMENT													
Population 25 to 64 years	165,878,168	77.6 %	71.3%	7.7%	557,489	80.7 %	73.7 %	8.1%	22,298	70.9 %	65.4 %	7.4%	
Less than high school graduate	19,939,890	60.9 %	52.3%	14.0 %	64,182	62.1 %	52.3 %	15.8 %	3,758	45.6 %	40.8 %	10.6 %	
High school graduate (includes equivalency)	44,000,387	73.3 %	65.9%	9.9%	145,098	77.2 %	68.1 %	11.6 %	7,840	71.1 %	63.7 %	10.2 %	
Some college or associate's degree	50,757,845	79.5 %	72.7%	7.9%	161,033	82.8 %	76.0 %	7.7%	7,198	75.4 %	70.6 %	6.0%	
Bachelor's degree or higher	51,180,046	86.0 %	82.0%	4.1%	187,176	88.0 %	83.5 %	4.1%	3,502	88.3 %	84.9 %	3.1%	
PERCENT IMPUTED													
Employment status for population 16 years and over	6.5%	(X)	(X)	(X)	6.5%	(X)	(X)	(X)	5.6%	(X)	(X)	(X)	
UR, Unemployment rate Employment Estimate, Est.													

Source: (United States Census Bureau, 2010)

Labor Force

Woonsocket has in its labor force of approximately 18,958 (58.8%) people (United States Census Bureau, 2010). The City's labor force, 16 years and older, consists of a mix of blue and white collar jobs, working primarily in educational services, healthcare and social assistance (these three representing 22.3%), retail trade (17.6 %), and manufacturing (16.2%). The population working in Woonsocket is also employed in Professional, scientific, and administrative management services (9.2%); Arts, entertainment, and recreation, and accommodation and food services (9.6%), and the construction industry (6.9%)

SELECTED ECONOMIC CHARACTERISTICS

Subject	Woonsocket		Rhode Island	
	Estimate	Percent	Estimate	Percent
EMPLOYMENT STATUS				
OCCUPATION				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Management, business, science, and arts occupations	4,228	24.4%	186,267	36.4%
Service occupations	4,053	23.4%	103,342	20.2%
Sales and office occupations	4,181	24.1%	125,695	24.6%
Natural resources, construction, and maintenance occupations	1,542	8.9%	36,772	7.2%
Production, transportation, and material moving occupations	3,327	19.2%	59,286	11.6%
INDUSTRY				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Agriculture, forestry, fishing and hunting, and mining	107	0.6%	2,171	0.4%
Construction	1,189	6.9%	26,294	5.1%
Manufacturing	2,802	16.2%	56,078	11.0%
Wholesale trade	458	2.6%	12,696	2.5%
Retail trade	3,050	17.6%	62,310	12.2%
Transportation and warehousing, and utilities	608	3.5%	18,585	3.6%
Information	178	1.0%	8,521	1.7%
Finance and insurance, and real estate and rental and leasing	602	3.5%	35,492	6.9%
Professional, scientific, and management, and administrative and waste management services	1,598	9.2%	49,411	9.7%
Educational services, and health care and social assistance	3,871	22.3%	138,299	27.0%

Arts, entertainment, and recreation, and accommodation and food services	1,667	9.6%	55,894	10.9%
Other services, except public administration	817	4.7%	22,693	4.4%
Public administration	384	2.2%	22,918	4.5%
CLASS OF WORKER				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Private wage and salary workers	15,270	88.1%	418,395	81.8%
Government workers	1,489	8.6%	66,835	13.1%
Self-employed in own not incorporated business workers	562	3.2%	25,560	5.0%
Unpaid family workers	10	0.1%	572	0.1%
(United States Census Bureau, 2010)				

Businesses	United States	Rhode Island	Woonsocket
Total employer establishments, 2014	7,563,085.00	28132(1)	X
Total employment, 2014	121,079,879.00	421578(1)	X
Total annual payroll, 2014	5,940,442,637.00	19511135(1)	X
Total employment, percent change, 2013-2014	2.40	3.2(1)	X
Total nonemployer establishments, 2014	23,836,937.00	75,223.00	X
All firms, 2012	27,626,360.00	94,642.00	2235
Men-owned firms, 2012	14,844,597.00	54,651.00	1300
Women-owned firms, 2012	9,878,397.00	30,484.00	657
Minority-owned firms, 2012	7,952,386.00	14,737.00	397
Nonminority-owned firms, 2012	18,987,918.00	77,042.00	1713
Veteran-owned firms, 2012	2,521,682.00	9,904.00	265
Nonveteran-owned firms, 2012	24,070,685.00	79,837.00	1780
Geography	UNITED STATES	Rhode Island	Woonsocket
Population per square mile, 2010	87.40	1,018.10	5321.9
Land area in square miles, 2010	3,531,905.43	1,033.81	7.74
FIPS Code	"00"	"44"	"4480780"

(United States Census Bureau, 2010)

Highland Industrial Park

Highland Corporate Park, located in Woonsocket, is the home to Fortune 100 CVS Health's corporate headquarters. In addition to CVS Health, there are a large number of other dynamic companies at Highland, that together employ over 4,000.

The subject property is less than one-half mile from the Dowling Village Shopping Center on RI Route 146A.

Health Care

Another set of substantial employers in the City are healthcare facilities, especially Landmark Medical Center which is a for-profit hospital owned by Prime Healthcare. Landmark's presence is felt by the extensive network of medical and service professionals who derive their income from the hospital even though not directly employed by it. Landmark has petitioned the RI Health Department for permission to open and 12,000 square foot trauma center.

Passenger Rail Service

In addition, the Boston Surface Railroad Company is actively pursuing the development of a commuter rail passenger service from Worcester to Providence with a stop in Woonsocket. Boston Surface Railroad has contracted with the Rhode Island Department of Transportation to lease the historic Woonsocket Railroad Station as their corporate headquarters.

Small Business

The largest remaining portion of the City's economy is built on traditional small business, often family-owned or single proprietorships operating in the restaurant or retail sectors. The City has made its tax incentive programs available to businesses with as few as two employees, reinvigorated its small business lending program and is working to better serve the needs of this sector through expediting the permitting process involved in opening a new business.

Woonsocket is determined to offer an increasingly positive business climate where City officials business and community work together to build a strong and stable economy that can create local jobs and promotes businesses growth. The City is working to offer companies moving to Woonsocket clear and transparent government policies and regulations, attractive taxes, and innovative zoning regulations. Woonsocket is also restructuring and modernizing its school and education system to develop a skill labor force able to compete in the rapidly transforming economy; and is investing in its physical infrastructure to offer the residents and businesses adequate support to their residential and/or commercial needs.

Economic development, through the retention of existing businesses and the attraction of new ones, is of prime importance to the City. The City is pro-development and will utilize proactively various State and local incentive programs, financing support, and land use regulations to support growth in employment opportunities for City residents.

The City of Woonsocket sees the following as the strategic advantages it offers to local business:

- Progressive tax incentive programs for new and existing businesses
- Prime geographic location, providing easy access via car or truck to Routes 99, 146, 295, 95 and 495 into Massachusetts
- An existing surplus capacity of water and wastewater treatment
- Existing rail access to a number of locations and facilities in the City
- A first-class industrial park that enjoys enhanced incentives for new construction and expansion
- Access to a market that has over 146,000 residents living in the City or its surrounding communities and are linked directly by roads to the City's commercial areas
- A well established and growing creative economy in the Main Street area that has begun to reinvigorate night life in the City through offerings of theater, live music and other entertainment, restaurants and night clubs
- Existing strong efforts to promote a targeted tourism development program that emphasizes the City's historic buildings, cultural heritage, and access to the Blackstone River

