

CHESTNUT & ELM REDEVELOPMENT AREA

BRISTOL BOROUGH, BUCKS COUNTY, PA



REQUEST FOR PROPOSALS FROM INTERESTED DEVELOPERS

ISSUED BY:

REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS

JANUARY 2026

Table of Contents

I. INTRODUCTION.....	3
II. PROPERTY DESCRIPTION.....	3
III. PROPERTY INFORMATION	4
IV. PROPOSAL OBJECTIVES & REQUIRED PROPOSAL CONTENT	5
V. PROPOSAL SUBMISSION PROCESS.....	8
VI. PROPOSAL EVALUATION	9
VII. EVENTS OF DISQUALIFICATION OR DEFAULT AND REMEDIES	10
VIII. MISCELLANEOUS	11
IX. PROPERTY LIST	12
X. REDEVELOPMENT AREA MAP	13

I. INTRODUCTION

This Request for Proposals (RFP) involves the acquisition and redevelopment of 3.4± acres of vacant land situated along Chestnut and Elm Streets in Bristol Borough, Bucks County, PA. Formerly occupied by rowhouse-style dwellings (circa 1910), the structures have since been demolished. The Redevelopment Authority is now seeking proposals from qualified developers for the purchase and construction of a redevelopment project consistent with the goals and objectives of Bristol Borough. The redevelopment of owner-occupied residential housing, in compliance with the Borough's zoning requirements, is a priority objective. The Redevelopment Authority may, in its sole discretion, consider proposals that are anchored by owner-occupied residential housing, proposals that incorporate compatible non-residential or mixed-use components, or proposals that comply with applicable zoning and land use approvals and demonstrably support neighborhood revitalization, civic purposes, and/or economic development objectives.

The purchaser/developer shall be solely responsible for the design, engineering, permitting, and construction costs associated with all necessary site improvements. This includes, but is not limited to, the upgrade or total replacement of roadways, curbing, sidewalks, and all subsurface utilities (water, sewer, gas, electric) to meet current Borough and utility provider standards. Proposals must acknowledge that the site is sold 'as-is'. The Redevelopment Authority may, at its discretion, support and assist the developer with financial assistance and public sector incentives for eligible improvements.

II. PROPERTY DESCRIPTION

The site encompasses approximately 3.4± acres. Access to the site is currently via a one-way street from Jefferson Avenue. The demolition and removal of rowhouse style homes was previously completed by the Redevelopment Authority in anticipation of this project and currently consists primarily of grassy areas.

The site is located near the Bristol Station on the Trenton Line, offering direct rail access to Center City Philadelphia and connections to New York City via Trenton. The site has quick access to I-95/295 and the PA Turnpike.

The site is walkable to Bristol's historic downtown (Mill Street), which has undergone a renaissance featuring restaurants, shops, and a professional theater. The site also benefits from the borough's waterfront location, offering easy access to public parks, festivals, public pier and boat docks.

Title to all parcels within the redevelopment area will be consolidated into the Redevelopment Authority in advance of, or concurrent with implementation of the selected redevelopment proposal, and the selected developer will acquire the entire 3.4± acre assemblage via a single conveyance from the Redevelopment Authority.

The area is currently zoned R-2 which allows for moderate density residential development in the form of single-family detached dwellings, attached dwellings and semi-detached dwellings.

III. PROPERTY INFORMATION

Project Owner:	Redevelopment Authority of the County of Bucks 216 Pond Street Bristol, PA 19007
Tax Parcels:	See list in Section IX
Frontage:	Frontage on both sides of Chestnut Street and Elm Street
Zoning:	The property is currently zoned R-2
Location:	Chestnut Street & Elm Street Bristol Borough, Bucks County, PA
Area:	3.4± acres with all the acreage available for development
Access:	Directly from existing one-way road via Jefferson Avenue
Utilities:	The area is currently served by: Aqua Pennsylvania (water); Bucks County Water & Sewer Authority (sanitary sewer); PECO (electric/gas); Verizon/Comcast (Telecom)
Current Conditions	Property previously underwent demolition of rowhouse-style buildings and is now vacant mainly grassy land

IV. PROJECT OBJECTIVES & REQUIRED PROPOSAL CONTENT

A priority objective of the redevelopment project is the creation of fee-simple, owner-occupied housing. Priority will be given to plans that demonstrate a clear strategy for constructing, marketing and selling units to individual homeowners and proposals that demonstrably support neighborhood revitalization, civic purposes, and/or economic development objectives. Proposals that contemplate rental communities, multi-family, or non-owner-occupied residential uses will not be considered.

The following outlines the format required for the submission of the RFP:

A. Statements:

1. A statement identifying the uses proposed by the purchaser/developer and how the purchaser/developer sees the larger picture of the future development and the impact of the proposed development on the borough.
2. A statement identifying the legal entity submitting the proposal, including the purchaser/developer's name, address, telephone number, and the name of the representative designated to negotiate the proposal.
3. A statement identifying the principals, by name, address and professional affiliation, who will participate in the proposed development and the nature and extent, or percentage, of each principal's participation. Principal stockholders of corporations must be similarly identified.
4. A commitment by the purchaser/developer to enter into a binding development agreement within sixty (60) days after being selected as the project developer.
5. A commitment by the purchaser/developer to spend funds as necessary for developer's due diligence during the exclusive negotiation period, in order to achieve a binding development agreement.
6. A statement indicating the estimated date of settlement with an estimated construction schedule for project development and completion.

7. A statement indicating the proposed purchaser/developer agrees to be obligated to meet all federal, state, and local laws, rules, regulations, redevelopment contract requirements and conditions pertaining to the proposed development.
8. A binding and unconditional statement of the financial offer, expressly stating the proposed purchase price for the entire 3.4± acre site, together with the proposer's acknowledgment and acceptance that the property will be conveyed "AS IS, WHERE IS," with all existing conditions, including without limitation any conditions relating to existing infrastructure capacity, and without any representations or warranties by the Redevelopment Authority.
9. A statement detailing the financial capacity and capability of the development team to successfully complete the project.
10. A statement indicating whether a financing contingency will be required for the project, including the date by which any financing contingency will be satisfied or waived by the purchaser/developer.
11. Letter of credit worthiness from a creditable financial institution establishing the financial capability of the purchaser/developer to complete the project.
12. A statement setting forth any other contingencies or conditions to the proposed development.

B. The Proposal must include the following:

1. Identification and Description of Development Team:

Include a general statement or narrative describing the organizational structure of the development team. Joint ventures by developers with different specialties (i.e. office, restaurants, retail or mixed use) may be permitted. State the relationships between the developer and any parent companies or subsidiaries that might participate in the development. Include a summary of the development team's previous experience, with emphasis on the following:

- i. Experience in construction, management, and operation of projects of the type proposed by the developer.

- ii. The development and construction of such projects. Include photographs, brochures, and published material illustrating the projects developed previously under the direct supervision of the person or persons on the proposed development team, and any other qualifications of the developer which may be considered as attributes for implementation of the development plan to be proposed.
- iii. In the event that the developer's experience has focused on one type of development or one phase of development, include an explanation of how the balance of development expertise will be integrated into the development team.
- iv. Job titles and resumes of each member of the development team.

2. Developer's Statement of Qualifications and Financial Responsibility.
3. Architect's Statement of Qualifications and Experience.
4. A narrative describing the character of the proposed development that indicates an understanding of the overall development objectives for the property.
5. Conceptual design package that includes, at a minimum, the following:
 - i. A professionally prepared, to-scale conceptual site plan that illustrates the proposed building footprint(s), setbacks, parking layout, and access/egress points.
 - ii. Conceptual floor plans detailing room layouts, story counts, etc.
 - iii. Preliminary elevations or renderings that demonstrate the scale and context of the proposed building(s). This should include a description or visual examples of proposed façade materials.

V. PROPOSAL SUBMISSION PROCESS

Timing:	Submit proposal by <u>12:00 P.M. on March 13, 2026</u>
Deposits:	Certified check for 5% of the proposed acquisition cost must be submitted with the proposal. Deposits from unsuccessful proposals will be returned within ten (10) days following the selection of a developer, or upon the Redevelopment Authority's rejection of all proposals.
Number of Copies:	<ul style="list-style-type: none">• Two (2) copies - DO NOT BIND COPIES• One (1) PDF copy of proposal – The entire proposal submitted as a single PDF document.
Submission:	All submissions must be submitted in a sealed opaque envelope. Bottom left corner of the envelope must specify: “Proposal for: Chestnut & Elm Redevelopment Area”
Deliver Proposals to:	Redevelopment Authority of the County of Bucks 216 Pond Street Bristol, PA 19007 Phone: (215) 781-8711
Contact Person:	Jeff Darwak, Executive Director Redevelopment Authority of the County of Bucks 216 Pond Street Bristol, PA 19007 jeff@bcrda.com
Property Access:	Jeff Darwak, Executive Director
Questions:	All questions must be submitted in writing to the attention of: Jeff Darwak, Executive Director Redevelopment Authority of the County of Bucks 216 Pond Street Bristol, PA 19007 jeff@bcrda.com
	Deadline for written questions is March 6, 2026 to allow the Redevelopment Authority sufficient time to review and issue a written response via Addendum by March 10, 2026.

VI. PROPOSAL EVALUATION

Once all proposals are received, or after the deadline for submission, the Redevelopment Authority will review the proposals. This process may take approximately sixty (60) days.

A. Evaluation Criteria

Proposals will be evaluated in their entirety (i.e. no one factor will determine the successful developer or developers) and on the basis of how the various proposals achieve the overall development objectives.

B. Factors to be Examined

1. Proposed development concept plans.
2. The financial plan and capability of the developer(s) to undertake, execute, and complete the development. Developers are advised to indicate how they propose to finance the total development cost and support the indicated financial resources with the verification outlined in this proposal and with specific evidence of previous successful projects and the nature and sources of the financing. Prospective developers are urged to recognize the importance of a realistic financial plan that does not include a financial contingency.
3. The prospective developer's experience and past undertakings, comparable to the proposed development project, will be a factor in the evaluation.
4. The experience and capability of all members of the development team (i.e. architect, financing entities, residential, developer, law firms and others) will be a factor in the evaluation.
5. The proposed start and completion times for the proposed development. It is mutually beneficial to the Borough of Bristol and the Redevelopment Authority of the County of Bucks for developers to expeditiously proceed with the redevelopment of the site. The proposed schedule for construction will be considered during the selection process.

6. The developer's commitment to the overall development objectives and a development concept that reflects an understanding of the overall goals for the development of the property.
7. The willingness of the developer to enter into a binding contract and settle on the property acquisition within a reasonable time after selection.

C. Rejection

The Redevelopment Authority of the County of Bucks, in their sole discretion, specifically reserve the right to reject any and all proposals at any time prior to the selection of a developer or developers to whom it may grant exclusive negotiation status, and to reject any and all selected developers at any time during the negotiation process. If at any time, it is determined that an acceptable proposal cannot be reached with such selected developer(s) or will not be reached within the specified negotiating time frame, the rejected developer(s) will be notified in writing.

VII. EVENTS OF DISQUALIFICATION OR DEFAULT AND REMEDIES

A. Events of Disqualification or Default

Subsequent to the selection of a developer or developers for exclusive negotiating status, the following may be treated as Events of Disqualification or Default of a particular developer:

1. Unilateral withdrawal by particular selected developer.
2. Failure to proceed substantially in accordance with the proposal as submitted.
3. Material misrepresentation, omission, or inaccuracy contained in any document submitted either with the particular developer's proposal or subsequent thereto.

B. Remedies for Disqualification or Default

Upon the Disqualification or Default of a selected developer, the following actions shall be available individually and collectively to the Borough of Bristol and the Redevelopment Authority of Bucks County:

1. The selection of the developer or developers may be rescinded.
2. Any agreements may be declared null and void which may have already been executed.
3. The developer may be required to pay all costs and expenses incurred by the Borough of Bristol and the Redevelopment Authority of Bucks County, including but not limited to consultants and legal fees.

VIII. MISCELLANEOUS

A. Brokerage Commission

Two and one-half percent of the agreed upon and executed sale price of the property is the maximum allowable commission to be paid from the seller's portion of the proceeds. Commissions will only be paid to a licensed real estate broker or salesperson that is registered and acquired this Request for Proposals in person or through a real estate agency. Any and all other commissions or fees generated by brokers or developers will be the responsibility of the successful developer.

B. Liability

The developers, their heirs and assigns, consultants, and all others associated with the proposal provided by the developer(s) agree to hold harmless the Borough of Bristol and the Redevelopment Authority of Bucks County in any and all decisions or processes used to select the developer(s), consultants, and others in accordance with the provisions contained herein.

C. Public Records

Proposals are submitted to the Redevelopment Authority of Bucks County in accordance with the Pennsylvania Right-to-Know Law. Except for matters relating to

real estate sale negotiations, the plans, submissions, or portions thereof may be subject to public disclosure upon request under applicable law.

D. Site Access

Access to the site is generally accessible to the public, therefore access for proposal purposes does not require a formal appointment. Individuals are strictly prohibited from engaging in any activities that could alter, damage, or otherwise disturb the property.

E. Decisions

Any decisions of the Redevelopment Authority of Bucks County are final, including any decisions to continue with the project, abandon it completely, and select or reject any and all proposals in their sole determination.

IX. PROPERTY LIST

A. Properties (Tax Map Parcels) included in this project:

Chestnut Street

TMP 04 - 023 - 353, 352, 351, 350, 349, 348, 347, 346, 345, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379.

TMP 04 - 024 - 037, 038, 039, 040, 041, 042, 043, 044.

Portion of TMP 04-024-036 as more particularly described in the Redevelopment Area Map. This portion will be conveyed to the Redevelopment Authority in advance of, or concurrent with implementation of the selected redevelopment proposal.

Elm Street

TMP 04 - 023 – 316, 317, 318, 319, 320, 321, 322, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344.

TMP 04 - 024 – 035, 034, 033, 032, 030, 029.

Trenton Avenue

TMP 04 - 023 – 315, 314, 313, 312, 311, 310, 309-001, 308, 307.

TMP 04 - 024 – 028, 027, 025, 024, 023, 022, 021, 020, 020-001, 019, 017, 016, 015.

Porter Avenue

TMP 04 - 024 – 018.

X. REDEVELOPMENT AREA MAP



Redevelopment Area Boundary outlined in yellow

ZONING:
R-2: RESIDENTIAL*

MIN. LOT AREA

REQUIRED
3,000 SF

EXISTING
150,029 SF / 3.44 AC

*R-1 FOR T.MP. # 04-025-018



LOCATION MAP

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
12 TERRY DRIVE, SUITE 205, NEWTOWN, PA 18940 • (215) 369-3955



DRAWN BY:
DPL

SCALE
IN

60 0 60 120
FEET

Redevelopment Exhibit

Elm & Chestnut Redevelopment

JOB NO.:
1902067

DATE: 01/09/2026

SCALE:
1"=60'

Bristol Borough, Bucks County, PENNSYLVANIA