Request for Proposal

To: The LRA:
Lawrence Redevelopment Authority

Attention contact:
Octavien Spanner
LRA Secretary/Executive Director
0Spanner@cityof1awrence.com

Re-development Project Title: "The El Dorado Plaza"

Principal point of contact:
J & D Realty Associates llc.
47 Tenney Street
Methuen, MA 01844

J & D Realty Associates have been developing vacant blighted land located in the City of Lawrence for more than 20 years. They can and have delivered projects that contribute to the renewal and enhancement to the City of Lawrence

The aim of J & D Realty Associates is for "The El Dorado Plaza" project to comply with and achieve equitable, compact, and transit-oriented development (ECTOD).
The construction phases alone shall stimulate economic growth, create jobs, and enhance residents' quality of life.

In keeping with the LRA goals J and D has qualified investors and is a proven developer.
J & D Realty Associates is a minority-owned firm, a local developer, and have access to impact investors.
The El Dorado Plaza at 55 South Canal Street shall provide a once city-owned property and with the approval of the Merrimack Street Overlay District the promotion of affordable housing with a mixed-use development.
This strategic location of 55 South Canal Street is within the Urban Renewal Area and is prime for a mixed-use development that shall integrate residential, commercial, retail, parking, and public space to provide a thoughtful development for an inclusive community.
The City of Lawrence challenges, goals, and opportunities shall be considered as a part of the development plan with close proximity to the MVRTA being within walking distance to a transit-oriented and equitable development.

The MVRTA Locus shows the nearby walking distance of 1,000 feet to The El Dorado Plaza at 55 South Canal Street. (Please see the pdf file entitled 'MVRTA Locus' attached herewith)

- Residential Units in close proximity to transportation, entertainment, retail business being a part of the growing community wants and needs shall be available at the El Dorado Plaza and contribute to the social and economic conditions.
- J & D Realty Associates has the ability to implement the financial solutions to the construction and shall be executed.
- The El Dorado Plaza at 55 South Canal Street is located between the South Canal and the Merrimack River which requires a Conservation Commission application.

The storm-water management shall be developed using BMP Best Management Practices.

J & D Realty Associates can and has delivered projects that contribute to the renewal and enhancement of the City of Lawrence.
The El Dorado Plaza at 55 South Canal Street shall be a prime site for mixed-use development to integrate residential, commercial, retail, parking, and public spaces, contribute to a vibrant, sustainable, and diverse community.

There is a 20 foot wide access easement on the right side property line of which 10 feet is on the developing property and 10 feet of the abutting property.
This easement provides the access to an ample sub grade parking area.
Several businesses shall occupy the main level at grade with South Canal Street.
The project perspective from the South Canal Street approach shall be several at grade store front businesses.
Accommodating the mixed use residential apartments, commercial and retail units there shall be assigned parking then contained in the sub grade level after proceeding down the existing easement ramp on the right side of the property.
to compliment the luxurious apartment building

The easement proceeds down the right property line and curves to the left as the lot narrows 3/4 of the way towards the Merrimack Rivers' edge.
This easement is to be maintained and unobstructed so to allow the open space, playground and picnic area.
Thereby creating a family oriented social area to enhance the area north of the Easement at the panoramic view of the Merrimack River.

Structure: Details to Architect:

The building dimensions being 125‘ x 150‘ create area of 18,750 ft.² per floor.

A rectangular shape, approximate width=125’: depth=150’ =18,750s.f./Floor
1,500 s.f. per Unit= 12 Units per Floor
16 Stories x 12 Residential Units Units
Height 10’ per floor @ Total Building height=180’ (from South Canal Street elevation)

Sub Floor= basement level Parking or sub grade / level Parking Level.
1st Floor
Top / Final 18th Floor is a 5 Star Restaurant.

- 2 telescopes/ outdoor seating/fountain.

The building dimensions being 125‘ x 150‘ allow an area of 18,750 ft.² per floor.

Apartment Schedule:

5-3 Bedroom Units; 5-2 Bedroom Units, 2 Studio / 1 Bedroom Units
per floor.
A minimum of 1500 ft.² per Unit.
Allowing for a discussion and compromise on the unit schedule and to incorporate 5 foot wide hallways etc.
Floors 2-17 are dedicated to Residential Units.
80-3 Bedroom Units
80-2 Bedroom Units
32-1 Bedroom Units (Studio)
12 per 16 floors or 16 floors shall allow approximately 192 apartments.
The elevator shafts centered in the middle of the building.

Details to Highlight:

2 Elevators

Telescopes shall provide a magnificent view of the sun-rise and sunset from atop the __ story building.

View of Boston Skyline and MVC Merrimack Valley Community

The Lawrence Airport is located nearby in North Andover

The top and final floor/story shall consist of a 5 Star Restaurant.

History of successful Projects:
1 Forest Street
3 Durham Street
180-182 Osgood
71-73 Hancock Street
14-18 Hamilton Street
20 Margin Street

VII. Submission Requirements

Interested firms must submit a comprehensive proposal that includes the following:

1. Cover Letter:

- Introduction to the firm.
- Expression of interest in the project.
- Contact information of the principal point of contact.

2. Firm Profile - Qualifications and Experience:

- History and structure of the firm.
- Relevant experience in urban redevelopment projects.
- Team organization and key personnel/contractors.
- Description of similar projects complete with project descriptions, timelines, budgets, and outcomes.

Project Approach and Methodology:

- Prepare a detailed development plan that includes land use, architectural design, landscape design, and sustainability features.
- The proposed approach to the downtown redevelopment project(s), including conceptual or schematic designs for the use of the property with gross square footage, building heights, etc.
- Provide a detailed financial plan, including project budget, funding sources, and pro forma financial statements.
- Outline a timeline for project implementation, including key milestones and deliverables.
- Provide strategies for sustainable and resilient development.
- List requested city incentives
- Discuss the proposed project's community benefits.

You may submit a proposal for one or multiple properties.

3. Financial Capability:

- Evidence of financial stability and capability to undertake the project.
- Proposed funding sources and financial plan.

4. Legal and Compliance Information:

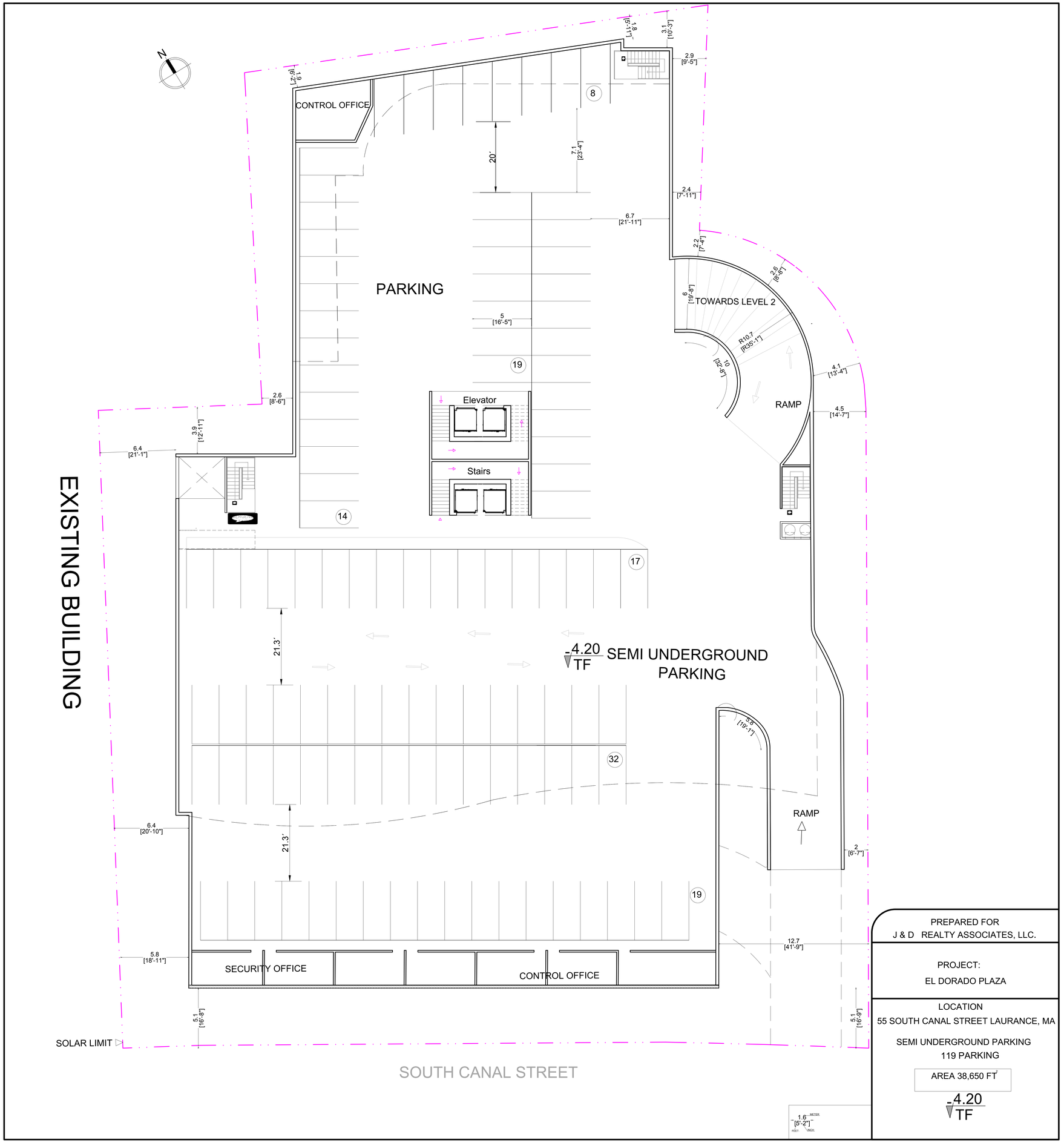
- Proof of licensure and certifications.
- Disclosure of any legal or regulatory issues.

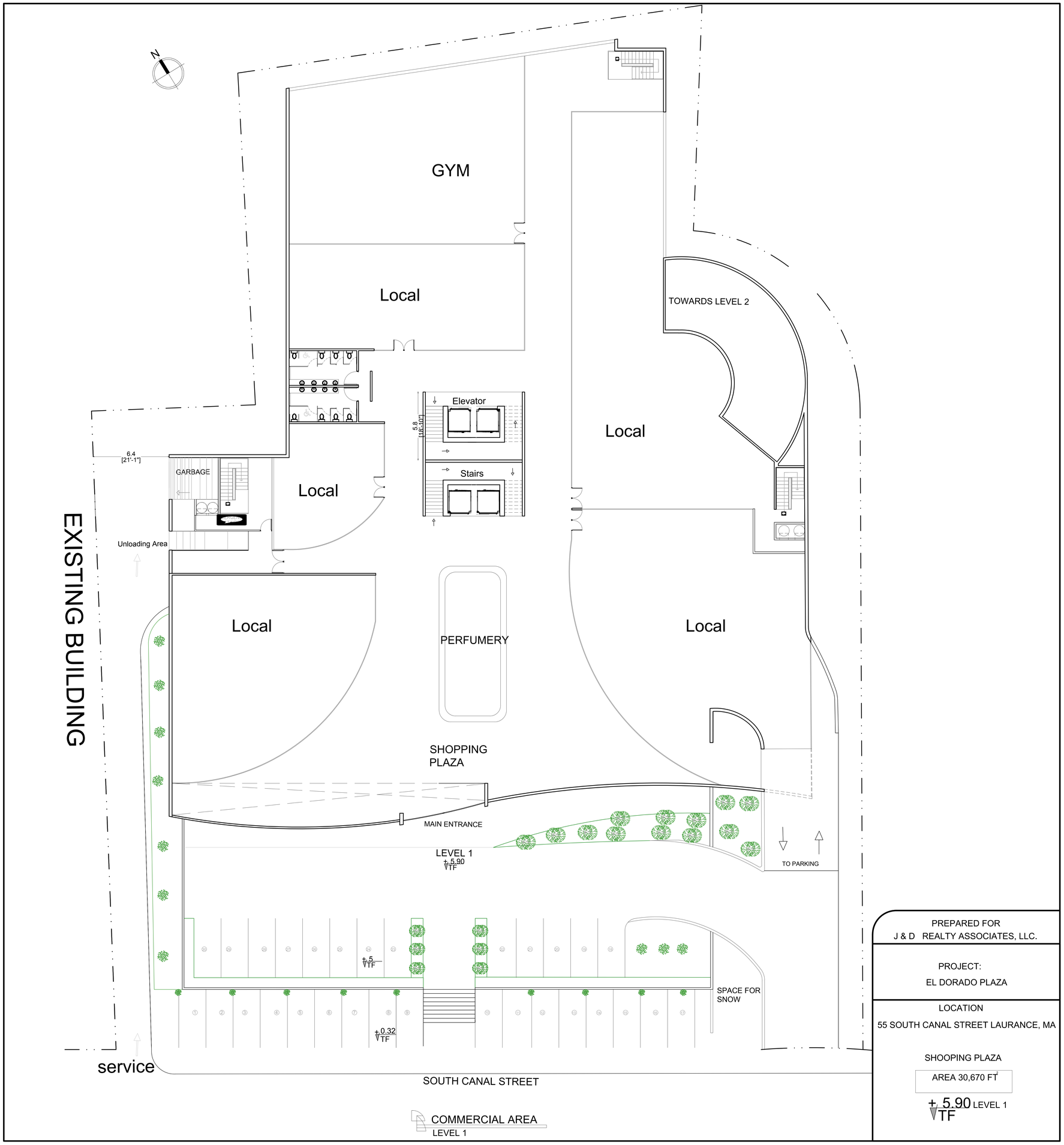
5. References:

- References from previous development partners, clients, or stakeholders who can attest to your organization's capabilities and track record.

Acronyms:

- LRA: Lawrence Redevelopment Authority*
- ECTOD: Equitable Compact Transit-Oriented Development RFP: Proposals
- URP: Urban Renewal Plan
- URA: Urban Renewal Area
- LEPP: City of Lawrence Economic Prosperity Plan
- CAC: Citizens Advisory Committee
- BMP: Best Management Practices.


N
CONTROL OFFICE
PARKING
TOWARDS LEVEL 2
RAMP
Elevator
Stairs
EXISTING BUILDING
-4.20
TF
SEMI UNDERGROUND
PARKING
RAMP
SECURITY OFFICE
CONTROL OFFICE
SOLAR LIMIT
SOUTH CANAL STREET
PREPARED FOR
J & D REALTY ASSOCIATES, LLC.
PROJECT:
EL DORADO PLAZA
LOCATION
55 SOUTH CANAL STREET LAURANCE, MA
SEMI UNDERGROUND PARKING
119 PARKING
AREA 38,650 FT²
-4.20
TF



PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

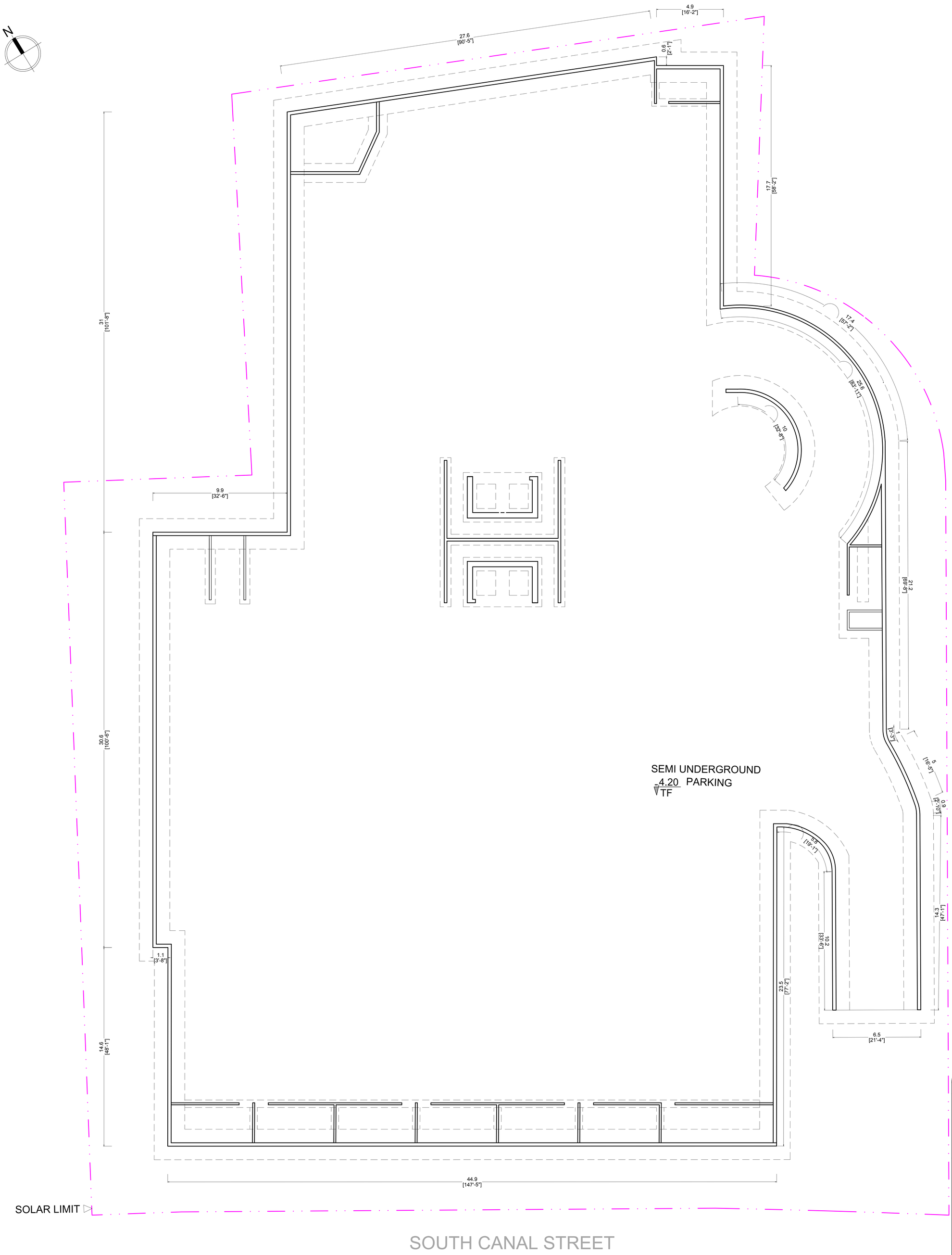
PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

SHOOPING PLAZA

AREA 30,670 FT^2

+ 5.90 LEVEL 1
TF

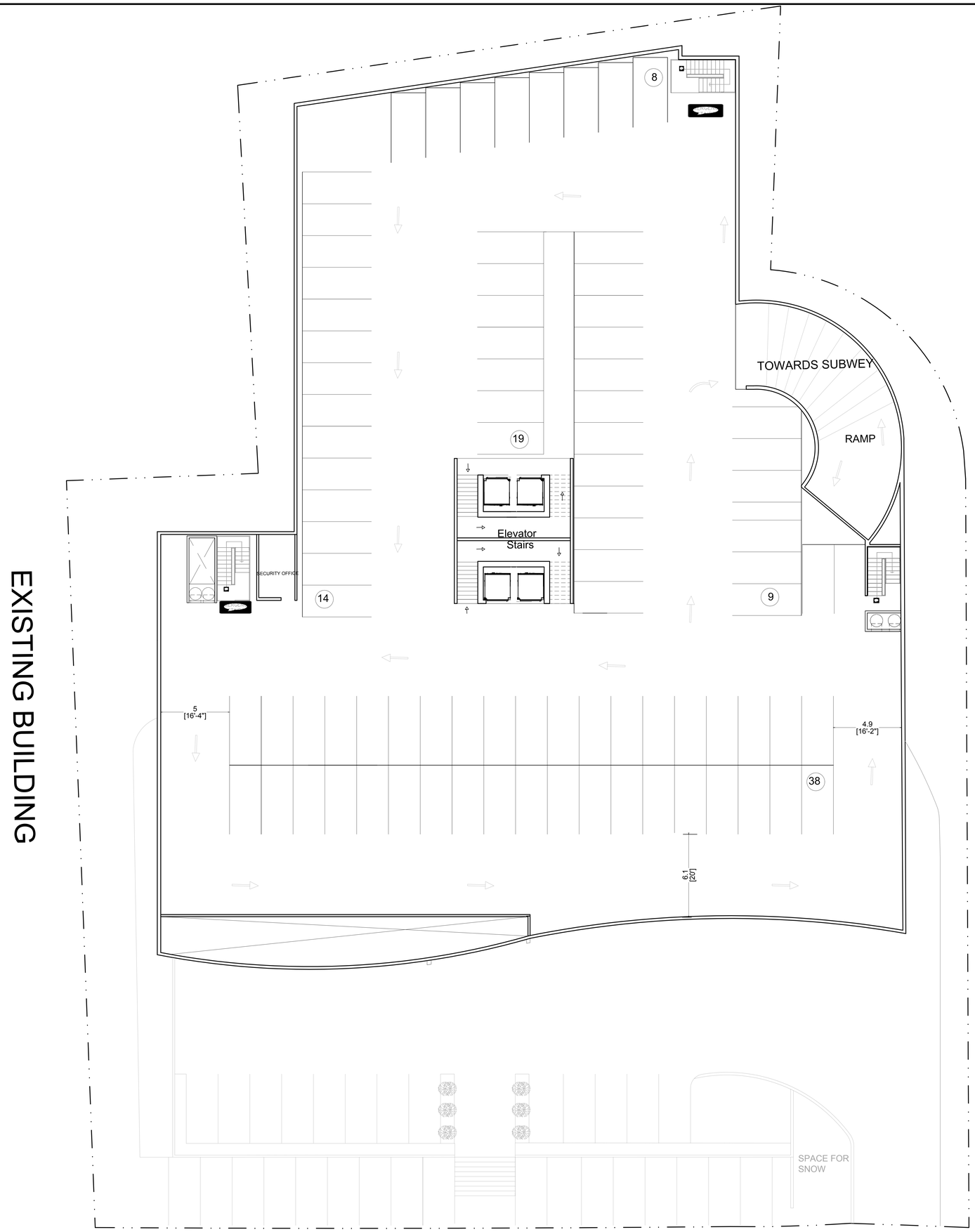


PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

FOUNDATION PLAN



PARKING PLANT

LEVEL 2 88 PARKING

PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

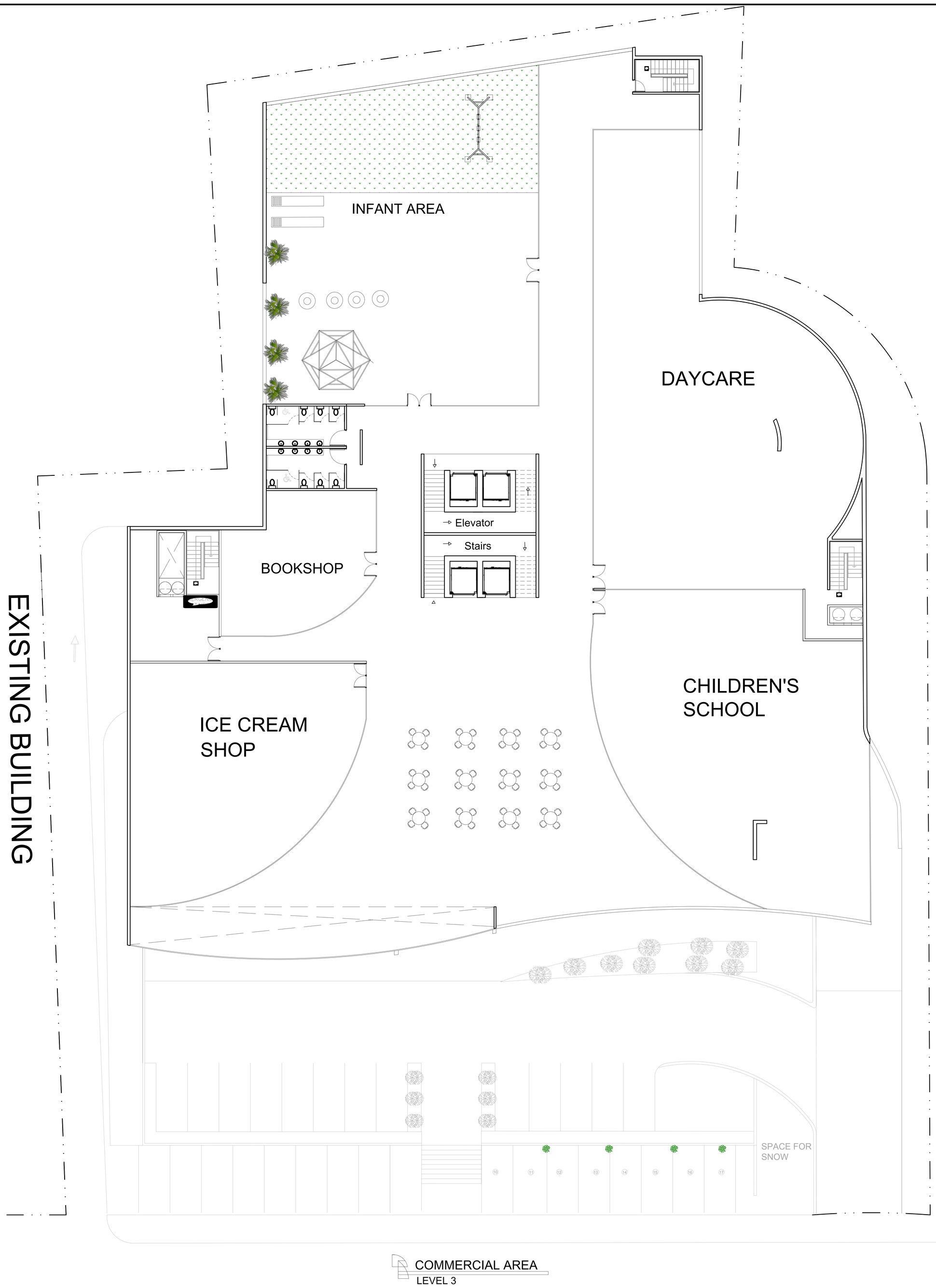
PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

PARKING

AREA 30,670 FT^2

LEVEL2



COMMERCIAL AREA
LEVEL 3

PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

SHOOPING PLAZA 2

AREA 30,670 FT^2

LEVEL 3

COMMERCIAL AREA
LEVEL 4

PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

COMMERCIAL AREA

AREA 30,670 FT^2

LEVEL 4

13 APARTAMENT PER FLOOR
8 APARTAMENT 980 FT^2
5 APARTAMENT 1500 FT^2

PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA
RESIDENTIAL AREA
AREA 25,800 FT^2

13 APARTAMENT PER FLOOR

LEVEL 5 UP TO 24

PREPARED FOR
J & D REALTY ASSOCIATES, LLC.

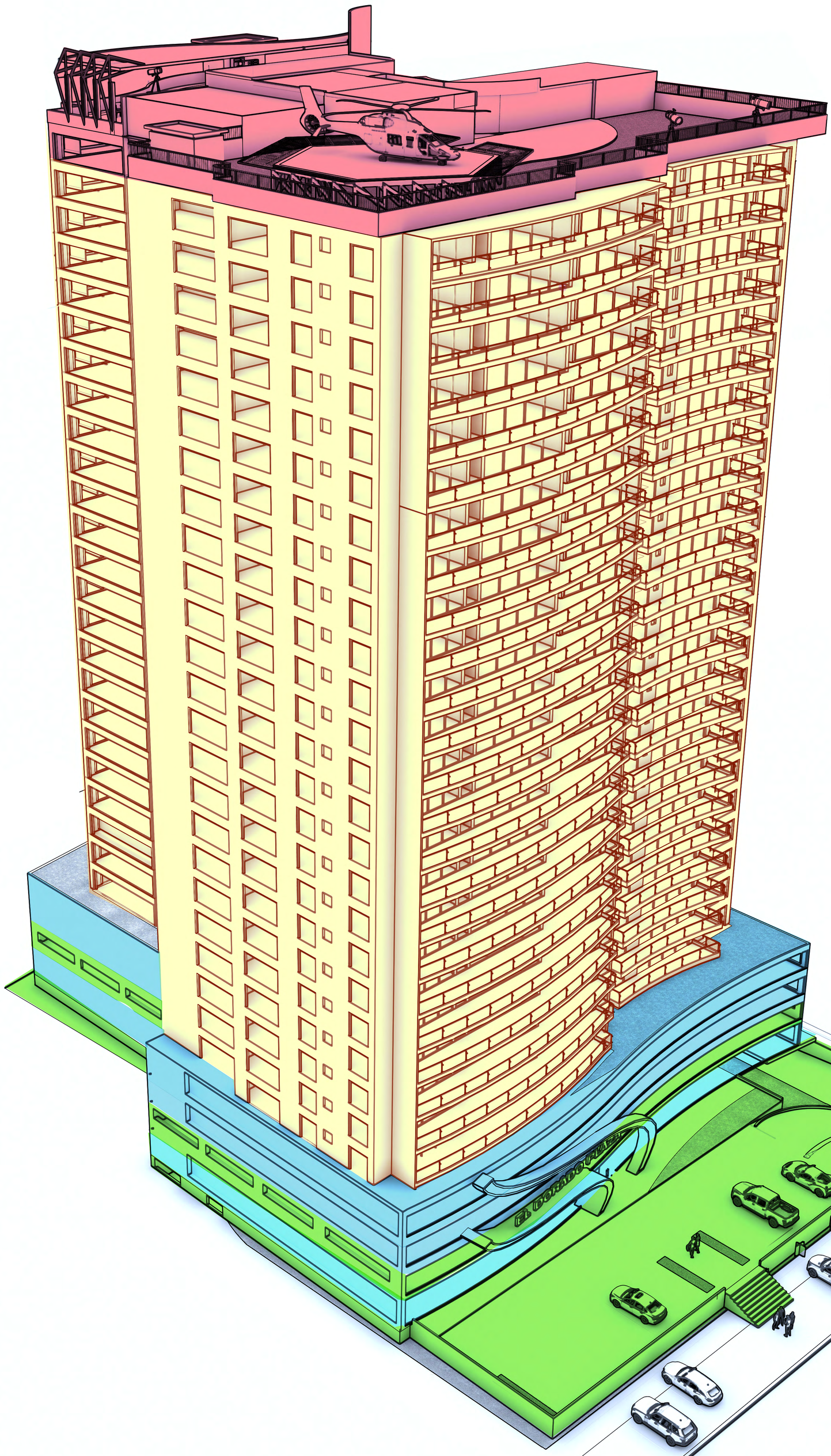
PROJECT:
EL DORADO PLAZA

LOCATION
55 SOUTH CANAL STREET LAURANCE, MA

AREA RESTAUNT AND POOL CLUB =13,240 FT^2
AREA ROOF=12,000 FT^2

LAST LEVEL

EL DORADO PLAZA



EL DORADO PLAZA

- RECREATIONAL AREA
- RESIDENTIAL AREA
- COMMERCIAL AREA
- PARKING

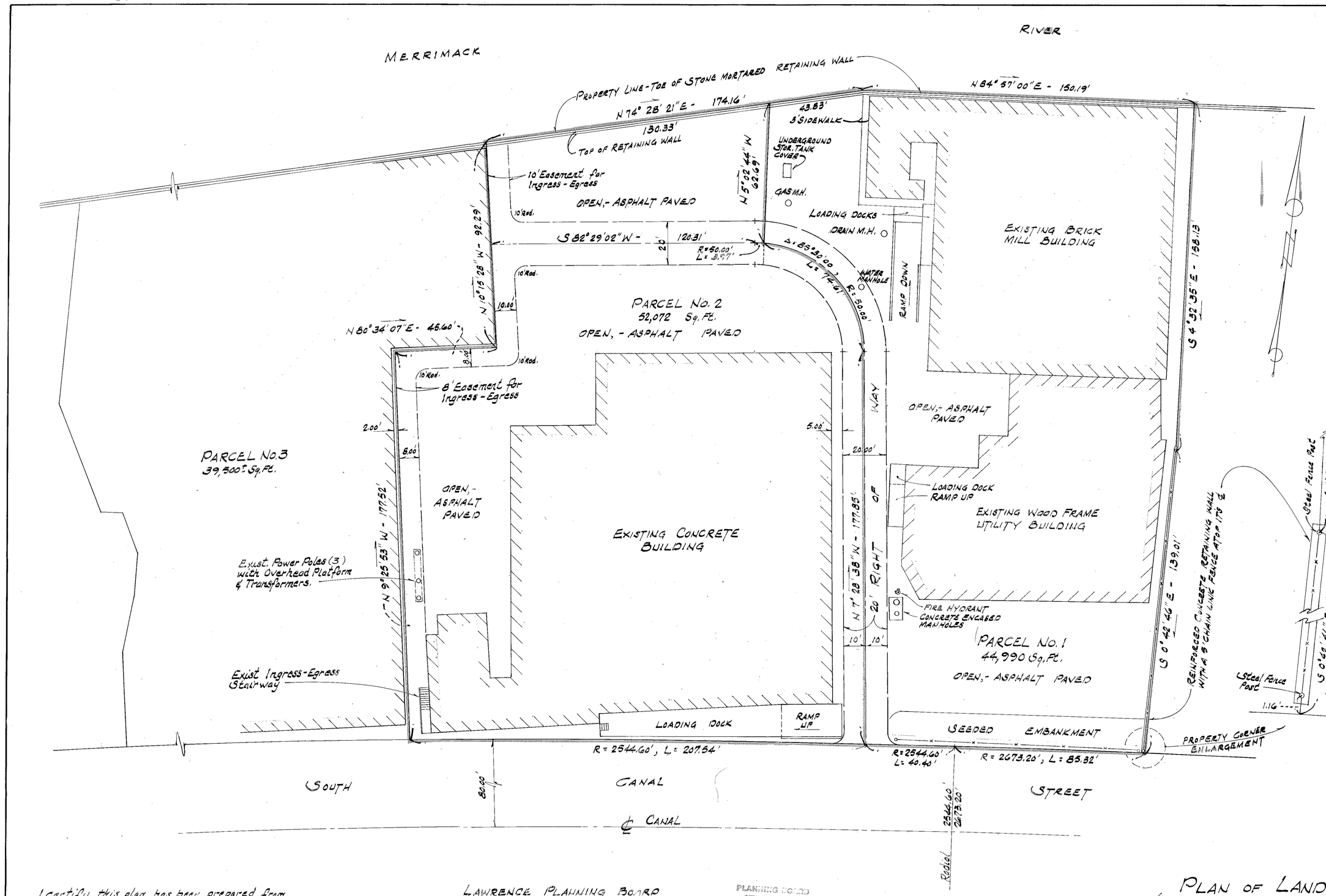
8786

8786

Cl. #8786
Registry of Deeds
North District Essex County
Received and recorded
December 2, 1981 2:42 P.M.
Attest Thomas F. Burke
Register of Deeds

I certify this plan has been prepared in accordance with the rules and regulations of the Essex North Registry of Deeds.

COMMONWEALTH OF MASSACHUSETTS JOHN D. CALLAHAN No. 21613 REGISTERED LAND SURVEYOR



0' 10' 20' 40' 60'
Graphic Scale

I certify this plan has been prepared from deeds of record, plan No. 253 recorded in the Essex North Registry of Deeds and a field measured survey completed under my supervision on October 17th 1981.

COMMONWEALTH OF MASSACHUSETTS JOHN D. CALLAHAN No. 21613 REGISTERED PROFESSIONAL ENGINEER

LAWRENCE PLANNING BOARD

DATE:
BY:

PLANNING BOARD
CITY OF LAWRENCE
This plan does not require approval under Subdivision Control Regulations.
Nov 23 1981
Secretary

PLAN OF LAND.
(A DIVISION OF LAND PLAN)
IN
LAWRENCE, MASSACHUSETTS

SCALE 1" = 20 Feet
DATE: NOVEMBER, 4, 1981

OWNER:
SOUTH CANAL REALTY TRUST
55 So. CANAL STREET
LAWRENCE, MASS.

ENGINEERS-SURVEYORS-LAND PLANNERS
JOHN CALLAHAN ASSOCIATES
166 NORTH MAIN STREET
ANDOVER, MASS. 01810

81-28

FRANK S. GILES, P.L.S.

COMMONWEALTH OF MASSACHUSETTS
FRANK S. GILES II
LAND SURVEYOR
NO. 41759
REGISTERED
PROFESSIONAL LAND SURVEYOR

NOVEMBER, 2023

DATE: NOVEMBER 22, 2023
REVISIONS:

SCALE: 1"= 20'
0' 20' 40'

FRANK S. GILES
LAND CONSULTING
154 UNION STREET
LAWRENCE, MA 01841
Tel. 978-490-5945
FrankGiles52@gmail.com

MAP 103
LOT 6A
Property ID:103-0-6-A
CITY OF LAWRENCE
55 SO CANAL ST
Lot Size:1.2
Book & Page:2035-166 PREVIOUS
Building Style:Outbuildings
Zoning:I2
See plan 8786

Property ID:103-0-6-A
PREVIOUSLY
RESERVOIR MANAGEMENT CORP G
ST THADDEUS LIMITED PARTNRSHIP
55 SO CANAL ST
Lot Size:1.2
Book & Page:2035-166
Building Style:Outbuildings
Zoning:I2
See plan 8786

PLAN OF LAND

LOCATION

EL DORADO PLAZA
55 SOUTH CANAL STREET
LAWRENCE, MA.

PREPARED FOR

J&D REALTY ASSOCIATES, LLC.

MAP 103
LOT 6A
52,072 s.f. Plan
1.195 Acres
51,657.25 Square feet
1.1859 Acres (Calc.)

MAP 103 LOT 6A
Property ID:103-0-6-A
RESERVOIR MANAGEMENT CORP G
ST THADDEUS LIMITED PARTNRSHIP
55 SO CANAL ST
Lot Size:1.2
Book & Page:2035-166
Building Style:Outbuildings
Zoning:I2
See plan 8786

MAP 84 LOT 3
Property ID 84-0-3
GREATER LAWRENCE SANTARY DIST
SO UNION ST
Lot Size:1.6
Building Style:Vacant Land
Stories:0
Zoning:I2

MAP 84 LOT 3
Property ID 84-0-3
GREATER LAWRENCE SANTARY DIST
SO UNION ST
Lot Size:1.6
Building Style:Vacant Land
Stories:0
Zoning:I2

MAP 103
LOT 6B
44,990 s.f. Plan
Area=44,865.18 Square feet
1.0300 Acres
(Calc.)

MAP 103 LOT 6B
N/F
201 MERRIMACK LLC
65 SO. CANAL STREET
BOOK 16717, PAGE 320
1.030 Acres
44,990 (PLAN)
MAIL
290 MERRIMACK LLC
01843

MAP 103 LOT 6-22
Property ID:103-0-6-22
Street Address:51-51 SO CANAL ST UNIT
Lot Units:A
Fiscal Year 2023
Land Use Code:995
Book & Page:0-0
bvvvvvvvvvc
Building Style:Indust Condo
Stories:0
Year Built:1975
Finished Area:67401

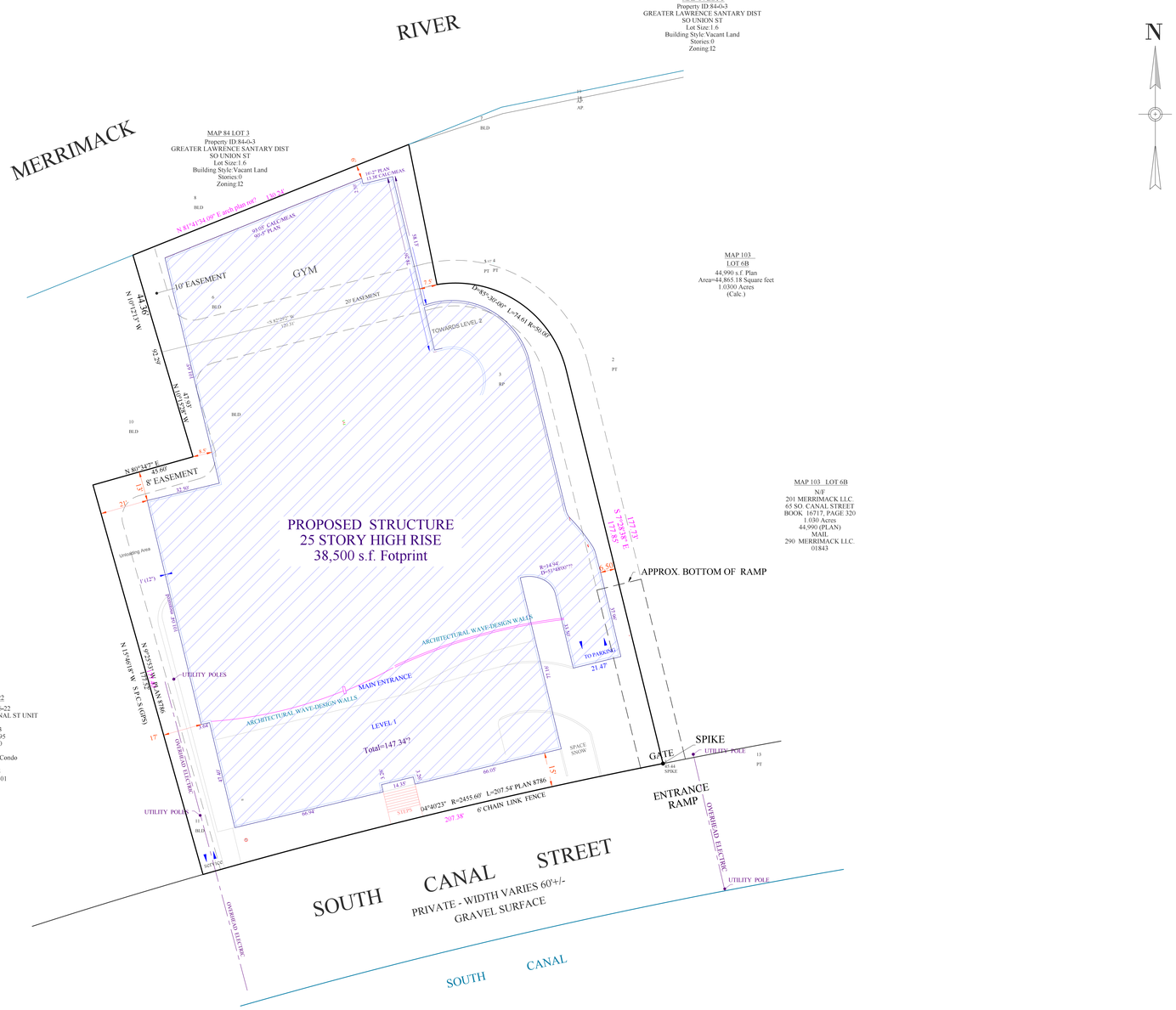
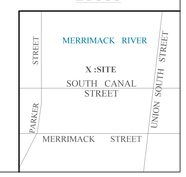


TABLE OF DIMENSIONAL REQUIREMENTS				
All items listed below are identified as to Max. or Min. for requirement imposed.	ZONING DISTRICT I2			
	REQU'D	PROVIDED	RELIEF	
Lot Area (Min. in sq.ft.)	-		N/A	
Lot Area per dwelling	-			
Lot Frontage or width	-			
Yards (min. ft.) Front	30			
Side *total Side	25 (2)			
Rear	25 (2, 3)			
Lot cover (max in %)	-			
Height Stories / Height Feet	- / -			
Parking (on Site) (On Site Loading)	Table 4 / Table 5			

2. 50' when abutting Residential Zone
3.Through lot front yard requirements shall apply on both streets
Rear of lot has frontage on another street)
7. Lot coverage for a dwelling shall not exceed 50%

LOCUS



City of Lawrence

11/22/2023

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Lawrence & MassIT/MassGIS. MVPC AND THE CITY OF LAWRENCE MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF LAWRENCE AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Legend

Parcel Dimensions
Street Number
Parcels
Roads
Interstate
Major Road
Local Road
Rail Lines
Active
Inactive
Building
Hydrographic Features
Streams
MVPC_Hillshade

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

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City of Lawrence

11/09/2023

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Legend

Parcel Dimensions
Street Number
Parcels
Water Hydrant
Roads
Interstate
Major Road
Local Road
Rail Lines
Active
Inactive
Building
Hydrographic Features
Streams
MVPC_Hillshade

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

© Merrimack Valley Planning Commission

Barrier Coatings Corporation

a corporation duly established under the laws of the Commonwealth of Massachusetts

and having its usual place of business at 55 South Canal Street, Lawrence, Essex County,

~~County, Massachusetts~~ for consideration of

Thirty-Five Thousand ($35,000.00) Dollars

grant to Reservoir Management Corporation, a Massachusetts corporation duly organized, as General Partner of Saint Thaddeus Limited Partnership, a limited partnership established under the laws of the Commonwealth of Massachusetts (pursuant to Massachusetts General Laws, Chapter 109) and having its regular place of business at 20 Chapel Street, Brookline Norfolk County, Massachusetts

with quitclaim covenants

A certain parcel of land with the buildings thereon situated in Lawrence, Essex County, Massachusetts, and shown as Parcel No. 2 on "Plan of Land (A Division of Land Plan) in Lawrence, Massachusetts," made by John Callahan Associates, November 4, 1981, which plan is recorded with said Registry of Deeds as Plan No. 8786, bounded and described as follows:

NORTHERLY	by a stone wall at the Merrimack River, One Hundred Thirty and 33/100 (130.33) feet;
EASTERLY	by Parcel No. 1, Sixty-two and 69/100 (62.69) feet;
NORTHEASTERLY	by the center line of a twenty-foot right of way, Seventy-four and 61/100 (74.61) feet;
EASTERLY	by the center line of said right of way, One Hundred Seventy-seven and 85/100 (177.85) feet;
SOUTHERLY	by South Canal Street, Two Hundred Seven and 54/100 (207.54) feet;
WESTERLY	by Parcel No. 3, One Hundred Seventy-seven and 52/100 (177.52) feet;
NORTHERLY	by Parcel No. 3, Forty-five and 60/100 (45.60) feet; and
WESTERLY	by Parcel No. 3, Ninety-two and 29/100 (92.29) feet.

All as shown on said plan and containing 52,072 square feet according to said plan.

This conveyance is made subject to and with the benefit of an easement in common with others so entitled for all purposes for which ways may be used in Lawrence over that portion of the twenty-foot way as shown on said Plan as lies between Parcel No. 1 and Parcel No. 2, and extending to the intersection of said twenty-foot way with the Southerly extension of the Westernmost boundary of Parcel No. 1.

Subject to and with the benefits of a reservation for the benefit of Parcel No. 3 as shown on said Plan the right to use in common with others so entitled said twenty-foot way in its entire length to the easterly boundary of Parcel No. 3 for all purposes for which ways may be used in Lawrence. Provided, however, that the portion of said easement beginning at the intersection of said twenty-foot way with the Southerly extension of the Westernmost boundary of Parcel No. 1 and extending Southwesterly from that point may be extinguished by the grantee or the grantee's successors or assignees to the extend necessary to allow the construction and maintenance of improvements within Parcel No. 2 which would interfere with the use of that portion of said easement.

Said plan also shows an easement for "Ingress-Egress" partly eight feet and partly ten feet in width, generally along the easterly line of Parcel No. 3. This conveyance is made subject to and together with

the right of present and future owners of Parcels No. 2 and 3 for ingress and egress and for the owners of Parcel No. 3 for maintenance of the outside wall of the building thereon. Provided however, that the ten-foot portion of said easement shall be extinguished at the option of the grantee or the grantee's successors or assignees in the event that the building on Parcel No. 2 is extended to join the northerly most portion of the building on Parcel No. 3 as a party wall.

Said premises are conveyed subject to water line easements in favor of the owners of Parcels 1 and 3 to permit the owners thereof access to the sprinkler valves and looped water line as now located on the premises. Said water line easement shall be subject to the right of the grantee and its successors or assignees to relocate or terminate said looped water line and sprinkler valves at its expense so long as water service to said Parcels No. 1 and 3 is not terminated as a result of said relocation or termination.

This conveyance is made subject to any and all mortgages and liens of record as same are now in force and applicable.

Conveyance of this real estate does not constitute a transfer of all or substantially all of the Grantor's assets.

For Grantor's Title see deed recorded with North District of Essex County Registry of Deeds, Book 1556, Page 195.

In witness whereof, the said Barrier Coatings Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James R. Perkins its President and Treasurer thereto duly authorized, this 30th day of August in the year one thousand nine hundred and eighty-five

Signed and sealed in presence of

Diane Dain

Barrier Coatings Corporation

by James R. Perkins, Pres & Treas

James R. Perkins, President and Treasurer

The Commonwealth of Massachusetts

ESSEX ss. August 30, 1985

Then personally appeared the above named James R. Perkins, President and Treasurer as aforesaid and acknowledged the foregoing instrument to be the free act and deed of the Barrier Coatings Corporation

before me

Notary Public—Justice of the Peace

My commission expires 19

My Commission Expires June 20, 1991

COMMONWEALTH OF MASSACHUSETTS
CANCELLED
EXCISE
AUG30'85
79.80
P.B. 11006

Recorded Aug.30,1985 at 3:23PM #19881

[SEAL]

JUDGMENT IN TAX LIEN CASE	DOCKET NUMBER 16 TL 000437	Commonwealth of Massachusetts Land Court Department of the Trial Court

CASE NAME

City of Lawrence, Plaintiff(s)

v.

Reservoir Management Corporation as General Partner of Saint Thaddeus Limited Partnership, Defendant(s)

After consideration by the Court, it is **ADJUDGED** and **ORDERED** that all rights of redemption are forever foreclosed and barred under the following instruments:

Land Type	Instrument Date	Book Number	Page Number	Document Number	Certificate of Title Number
Recorded	09/21/1989	3000	92		

This Judgment must be recorded and/or registered by the Plaintiff in the appropriate Registry of Deeds and/or Registration District pursuant to G. L. c. 60, § 75.

Property Address: 55 South Canal Street, Lawrence, MA

Bk 17432 Pg235 #10641
05-03-2022 @ 09:44a
Essex North Registry

By the Court: Deborah J. Patterson

Attest: TRUE COPY
ATTEST:
Deborah J. Patterson
RECORDER

RECEIVED 10-3-22

Deborah J. Patterson

DATE ENTERED: 04/13/2022 | **RECORDER:** Deborah J. Patterson

June 6, 2024
Letter of Interest
To: Lawrence Redevelopment Authority

From: J & D Realty Associates LLC
J& D Realty Associates LLC is a company dedicated to providing high quality construction and remodeling services. We take pride in our work and strive to deliver exceptional results for our clients.
I wanted to share with you some of our recent projects that demonstrate our expertise in the field:

- 20 Margin Street, Lawrence, MA :We constructed a 2-family home front the ground up.
- 71-73 Hancock Street Lawrence, MA: We constructed a 3-family home from the ground up.
- 182 Osgood Street Lawrence, MA: We constructed a 2- family home from the ground up
- 3 Durham Street Lawrence, MA: We made an addition to a 2 family home.
- 1 Forest Street Lawrence, MA: Successfully remodeled and added to a 2 family residence.

These projects involved collaboration with reputable individuals and companies in the industry, including Best Choice Abatement and Demolition where Manuel Joaquin is the general contractor, Leocadio Paulino a general contractor, and Lebra Engineering and Design LLC with Geroge Atallah.

Inquiry and expression of Interest regarding the bidding process for 55 South Canal Street development project. Our proposed development plan for “El Dorado Plaza” entails the construction of a mixed-use building with commercial stores on the ground floor and residential units on the floors above. The pinnacle of the building will feature a unique restaurant with views overlooking the Merrimack river, aiming to emulate the prestigious Prudential Center in Boston. The residential component is envisioned to comprise approximately 10 floors, with two levels dedicated to parking beneath the building.

The construction timeline for this project spans over a period of three years, with the first year allocated for the demolition and foundation works, followed by framing activities in the second year. We estimate that the total cost of this development would be in the range of 200 million or more. In order to substantiate our bid, we have provided references from previous clients and partners which include Andres Gil, Bartola Javier, Leocadio Paulino, George Atallah and

Gonzalo Javier. We would like to highlight that our financial capacity to undertake this project will be supported by Enterprise Bank.

We are prepared to submit a bid of $250,000 and assure you our commitment to delivering a high-quality and iconic development at 55 South Canal Street. We look forward to the opportunity to be a part of this project and contribute to the enhancement of this significant location.

55 SO CANAL ST

Location	55 SO CANAL ST	**Mblu**	103/ / 6/A /
Acct#	0103 0000 0006 AA	**Owner**	CITY OF LAWRENCE
Assessment	$429,600	**PID**	4763
Building Count	1	**Legal Description**	
Location	Urban	**Street/Road**	Paved

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$59,000	$370,600	$429,600

Parcel Addreses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	CITY OF LAWRENCE	**Sale Price**	$1
Co-Owner		**Certificate**	
Address	200 COMMON STREET ROOM #306 LAWRENCE, MA 01810	**Book & Page**	17432/0235
		Sale Date	05/03/2022
		Instrument	1L

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CITY OF LAWRENCE	$1		17432/0235	1L	05/03/2022
RESERVOIR MANAGEMENT CORP G	$35,000		02035/0166		08/30/1985

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Bldg Cond	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos/LawrenceMAPhotos//\00\00\38\27.jpg)

Building Layout

Building Layout
(https://images.vgsi.com/photos/LawrenceMAPhotos//Sketches/4763_4763

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Parcel Information

Use Code	9300
Description	MUNICIPAL VAC
Deeded Acres	1.2

Land

Land Use

Use Code	9300
Description	MUNICIPAL VAC
Zone	I2
Neighborhood	900
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.2
Frontage	0
Depth	0
Assessed Value	$370,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			40000.00 S.F.	$57,900	1
FN6	W/O TOP RL-4'			130.00 L.F.	$700	1
FN8	W/O TOP RL-6'			50.00 L.F.	$400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$59,000	$169,200	$228,200
2022	$59,000	$154,300	$213,300
2021	$59,000	$154,300	$213,300

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Request for Proposal

To: The LRA:
Lawrence Redevelopment Authority

Attention contact:
Octavien Spanner
LRA Secretary/Executive Director
0Spanner@cityof1awrence.com

Re-development Project Title: "The El Dorado Plaza"

Principal point of contact:
J & D Realty Associates llc.
47 Tenney Street
Methuen, MA 01844

J & D Realty Associates have been developing vacant blighted land located in the City of Lawrence for more than 20 years. They can and have delivered projects that contribute to the renewal and enhancement to the City of Lawrence

The aim of J & D Realty Associates is for "The El Dorado Plaza" project to comply with and achieve equitable, compact, and transit-oriented development (ECTOD).
The construction phases alone shall stimulate economic growth, create jobs, and enhance residents' quality of life.

In keeping with the LRA goals J and D has qualified investors and is a proven developer.
J & D Realty Associates is a minority-owned firm, a local developer, and have access to impact investors.
The El Dorado Plaza at 55 South Canal Street shall provide a once city-owned property and with the approval of the Merrimack Street Overlay District the promotion of affordable housing with a mixed-use development.
This strategic location of 55 South Canal Street is within the Urban Renewal Area and is prime for a mixed-use development that shall integrate residential, commercial, retail, parking, and public space to provide a thoughtful development for an inclusive community.
The City of Lawrence challenges, goals, and opportunities shall be considered as a part of the development plan with close proximity to the MVRTA being within walking distance to a transit-oriented and equitable development.

The MVRTA Locus shows the nearby walking distance of 1,000 feet to The El Dorado Plaza at 55 South Canal Street. (Please see the pdf file entitled 'MVRTA Locus' attached herewith)

- Residential Units in close proximity to transportation, entertainment, retail business being a part of the growing community wants and needs shall be available at the El Dorado Plaza and contribute to the social and economic conditions.
- J & D Realty Associates has the ability to implement the financial solutions to the construction and shall be executed.
- The El Dorado Plaza at 55 South Canal Street is located between the South Canal and the Merrimack River which requires a Conservation Commission application.

The storm-water management shall be developed using BMP Best Management Practices.

J & D Realty Associates can and has delivered projects that contribute to the renewal and enhancement of the City of Lawrence.
The El Dorado Plaza at 55 South Canal Street shall be a prime site for mixed-use development to integrate residential, commercial, retail, parking, and public spaces, contribute to a vibrant, sustainable, and diverse community.

There is a 20 foot wide access easement on the right side property line of which 10 feet is on the developing property and 10 feet of the abutting property.
This easement provides the access to an ample sub grade parking area.
Several businesses shall occupy the main level at grade with South Canal Street.
The project perspective from the South Canal Street approach shall be several at grade store front businesses.
Accommodating the mixed use residential apartments, commercial and retail units there shall be assigned parking then contained in the sub grade level after proceeding down the existing easement ramp on the right side of the property.
to compliment the luxurious apartment building

The easement proceeds down the right property line and curves to the left as the lot narrows 3/4 of the way towards the Merrimack Rivers' edge.
This easement is to be maintained and unobstructed so to allow the open space, playground and picnic area.
Thereby creating a family oriented social area to enhance the area north of the Easement at the panoramic view of the Merrimack River.

Structure: Details to Architect:

The building dimensions being 125‘ x 150‘ create area of 18,750 ft.² per floor.

A rectangular shape, approximate width=125’: depth=150’ =18,750s.f./Floor
1,500 s.f. per Unit= 12 Units per Floor
16 Stories x 12 Residential Units Units
Height 10’ per floor @ Total Building height=180’ (from South Canal Street elevation)

Sub Floor= basement level Parking or sub grade / level Parking Level.
1st Floor
Top / Final 18th Floor is a 5 Star Restaurant.

- 2 telescopes/ outdoor seating/fountain.

The building dimensions being 125‘ x 150‘ allow an area of 18,750 ft.² per floor.

Apartment Schedule:

5-3 Bedroom Units; 5-2 Bedroom Units, 2 Studio / 1 Bedroom Units
per floor.
A minimum of 1500 ft.² per Unit.
Allowing for a discussion and compromise on the unit schedule and to incorporate 5 foot wide hallways etc.
Floors 2-17 are dedicated to Residential Units.
80-3 Bedroom Units
80-2 Bedroom Units
32-1 Bedroom Units (Studio)
12 per 16 floors or 16 floors shall allow approximately 192 apartments.
The elevator shafts centered in the middle of the building.

Details to Highlight:

2 Elevators

Telescopes shall provide a magnificent view of the sun-rise and sunset from atop the __ story building.

View of Boston Skyline and MVC Merrimack Valley Community

The Lawrence Airport is located nearby in North Andover

The top and final floor/story shall consist of a 5 Star Restaurant.

History of successful Projects:
1 Forest Street
3 Durham Street
180-182 Osgood
71-73 Hancock Street
14-18 Hamilton Street
20 Margin Street

VII. Submission Requirements

Interested firms must submit a comprehensive proposal that includes the following:

1. Cover Letter:

- Introduction to the firm.
- Expression of interest in the project.
- Contact information of the principal point of contact.

2. Firm Profile - Qualifications and Experience:

- History and structure of the firm.
- Relevant experience in urban redevelopment projects.
- Team organization and key personnel/contractors.
- Description of similar projects complete with project descriptions, timelines, budgets, and outcomes.

Project Approach and Methodology:

- Prepare a detailed development plan that includes land use, architectural design, landscape design, and sustainability features.
- The proposed approach to the downtown redevelopment project(s), including conceptual or schematic designs for the use of the property with gross square footage, building heights, etc.
- Provide a detailed financial plan, including project budget, funding sources, and pro forma financial statements.
- Outline a timeline for project implementation, including key milestones and deliverables.
- Provide strategies for sustainable and resilient development.
- List requested city incentives
- Discuss the proposed project's community benefits.

You may submit a proposal for one or multiple properties.

3. Financial Capability:

- Evidence of financial stability and capability to undertake the project.
- Proposed funding sources and financial plan.

4. Legal and Compliance Information:

- Proof of licensure and certifications.
- Disclosure of any legal or regulatory issues.

5. References:

- References from previous development partners, clients, or stakeholders who can attest to your organization's capabilities and track record.

Acronyms:

- LRA: Lawrence Redevelopment Authority*
- ECTOD: Equitable Compact Transit-Oriented Development RFP: Proposals
- URP: Urban Renewal Plan
- URA: Urban Renewal Area
- LEPP: City of Lawrence Economic Prosperity Plan
- CAC: Citizens Advisory Committee
- BMP: Best Management Practices.