



4056 East Main Street – Existing Site Conditions

REQUEST FOR PROPOSALS (RFP)
4056 East Main Street
Hilliard Development Corporation

RFP Issue Date: February 3rd, 2026

Optional Site Visit Date: February 17, 2026, 9:00 a.m. – 5:00 p.m. EST

Proposal Submission Due Date: Thursday, March 19th by 5:00 p.m. EST

RFP Process & Communication

All questions regarding this RFP must be submitted in writing via email to EcoDevelopment1@hilliardohio.gov by the stated Questions Due Date; verbal inquiries will not be considered. Late or incomplete proposals may not be considered, and the Hilliard Development Corporation reserves the right to request additional information or conduct interviews. If HDC does not receive an acceptable proposal, it has the right to pursue development of the property consistent with Hilliard's comprehensive plan.

I. Introduction & Purpose

The Hilliard Development Corporation ("HDC") is a 501(c)3 non-profit that serves as the community improvement corporation of the City of Hilliard, requests detailed development proposals from qualified development teams (each, a "Developer" and collectively, "Developers") for the purchase and development of a ±0.836 Acre property at 4056 East Main Street, Hilliard, Ohio (the "Property").

The intent of this RFP is to identify a development partner capable of delivering a high-quality, market-supported, and community-aligned project that advances the City's long-term vision, reflects strong resident input, and can be successfully completed.

II. Property Overview

Address: 4056 East Main Street, Hilliard, Ohio

Ownership: Hilliard Development Corporation

Previous Use: Former bank branch site

4056 MAIN STREET FILES

III. Community Vision & Planning Context

Residents of Hilliard have expressed a high level of interest in the future redevelopment of this Property. The City has conducted resident surveys and community engagement related to development priorities for this site attached as *Appendix A*.

All proposals must demonstrate consistency with the City of Hilliard's Comprehensive Plan:

HILLIARD-COMMUNITY-PLAN-OLD-HILLIARD-1.PDF

4056 MAIN STREET FILES

IV. Development Objectives

- While the City is open to creative proposals, development concepts should:
- Deliver a high-quality, well-designed project appropriate for the Downtown corridor
- Demonstrate long-term economic viability
- Complement surrounding land uses
- Demonstrate consistency with the City's comprehensive plan
- Be capable of full execution within a reasonable timeframe

V. Proposal Requirements

Each proposal must include the following components:

1. Development Narrative
 - a. Description of proposed use(s)
 - b. Market rationale and project vision
 - c. Anticipated development timeline
2. Conceptual Plans & Visuals: Conceptual site plans, renderings, or similar visuals are strongly encouraged
3. Proposed purchase price
4. Community Alignment

VI. Developer Qualifications

Proposals must include:

- Development team overview and organizational structure
- Qualifications and resumes of key team members
- Descriptions of comparable, completed or active projects
- Three professional references
- Evidence of capacity to complete the project

VII. Process

1. RFP Issuance

This Request for Proposals will be available to the public and distributed to interested development teams.

2. Questions and Clarifications

Respondents may submit written questions regarding this RFP by the deadline listed above. Responses to questions may be shared with all respondents.

3. Optional Site Visit

Interested parties are encouraged to tour the property on February 17, 2026, or by private appointment. To set up a private appointment, reach out to staff at ecodevelopment1@hilliardohio.gov.

4. Proposal Submission

Proposals must be submitted electronically by the stated submission deadline. Late submissions may not be considered.

5. Evaluation

Proposals will be reviewed based on the evaluation criteria outlined in this RFP. HDC may consult with City staff, and/or advisors during the evaluation process.

6. Interviews and Discussions

HDC may, at its discretion, invite one or more respondents to participate in interviews, presentations, or follow-up discussions.

7. Selection and Negotiation

Following evaluation, HDC may select a preferred respondent and enter into negotiations. Selection does not constitute a binding agreement.

8. Final Approval

Any proposed purchase and sale agreement is subject to approval by the HDC Board of Directors.

HDC reserves the right to modify the process or schedule at its discretion.

VIII. Evaluation Criteria

Proposals will be evaluated using the following criteria:

1. Ability to Complete the Project
 - a. Financial capacity, experience, and feasibility
2. Community Alignment
3. Business & Financial Parameters
 - a. Purchase price and overall impact to the City

IX. Submission Instructions

Proposals must be submitted electronically in PDF or Word format.

- Submission Email: EcoDevelopment1@hilliardohio.gov
- Subject Line: RFP Response – 4056 East Main Street
- Proposals must be received by March 19, 2026 at 5:00 p.m. EST.

This RFP does not constitute an offer to sell or a commitment by the HDC. HDC reserves the right to reject any or all proposals, waive informalities, request additional information, negotiate with one or more respondents, or cancel this RFP at its sole discretion. All submissions are subject to Ohio public records laws.

Appendix A: Public Input – Downtown Redevelopment Survey Summary & Analysis

The City of Hilliard conducted a Downtown Redevelopment Survey to better understand residents, business and visitors' priorities for future development in Old Hilliard. The survey received approximately 1,750 responses, with the vast majority coming from Hilliard residents. The feedback below reflects recurring themes and priorities that Respondents are strongly encouraged to address in their proposals.

Survey Participation Overview

Approximately 1,750 total survey responses

- 89% Hilliard residents
- 5% business owners
- 6% visitors

Key Themes from Resident Input

Upscale & Fine Dining (280+ mentions)

Residents overwhelmingly expressed a desire for higher-end, sit-down dining options, including chef-driven restaurants, Italian restaurants, steakhouses, and non-chain fine dining experiences suitable for date nights and special occasions.

General Restaurant Variety (190+ mentions)

Respondents emphasized the need for more locally owned, non-chain restaurants that draw people downtown and provide greater dining variety.

Specialty Grocery & Market Concepts (95+ mentions)

Many respondents identified a desire for a specialty grocery, small market, or food hall concept, often referencing Trader Joe's, Whole Foods, or a North Market-style experience.

Retail, Boutiques & Local Shops (90+ mentions)

Residents expressed interest in additional local retail including boutiques, bookstores, gift shops, plant shops, galleries, and specialty retail.

Entertainment & Activity-Based Uses (75+ mentions)

Desired uses include live music venues, theaters, arts spaces, family-friendly activities, and experiential concepts not centered on alcohol consumption.

Family-Friendly Amenities (60+ mentions)

Respondents highlighted the need for family-oriented dining, indoor play spaces, and activities for children and teens.

Parking & Access (55+ mentions)

Parking availability, accessibility, and structured parking solutions were frequently

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identified as critical to the success of downtown redevelopment.

Coffee, Bakeries & Breakfast (45+ mentions)

Strong interest was shown for local coffee shops, bakeries, and breakfast/brunch concepts.

Bars, Breweries & Nightlife (40+ mentions)

Some respondents expressed interest in cocktail bars, wine bars, breweries, and enhanced evening activity options.

Public Realm & Walkability (30+ mentions)

Residents value walkable environments, green space, public gathering areas, and a village-style downtown experience.

Development Priorities Identified in Survey Results

Top-ranked priorities for future development in Old Hilliard included:

- Walkability and pedestrian-friendly spaces
- Fine dining and restaurant options
- Cafes and casual eateries
- Local shops and boutiques
- Preservation of community character
- Activities for young families
- Arts, culture, and entertainment venues
- Mixed-use development