



REQUEST FOR PROPOSALS

5180 - 5200 & 5260 W. CHICAGO

Release Date: 1/31/2025

Proposal Due: 3/10/2025

Pre-Submission Conference: 2/13/2025



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I. PROJECT OVERVIEW

The City of Detroit's Housing and Revitalization Department (HRD) Public-Private Partnership (P3) Division seeks qualified development teams to bring **two** new construction multi-family housing projects to the proposed sites at:

- **5180 – 5200 W Chicago – two vacant parcels totaling .44 acres**
- **5260 W. Chicago – one vacant parcel totaling .33 acres**

HRD expects to select two separate development teams, however; one development team with a high-quality and extremely well-thought-out development strategy that utilizes all development parcels as a part of one project may also be considered.

5180 W Chicago, in its heyday, was a single-family residence demolished in 2015. Next door at 5200 W Chicago stood another 4 story multi-family apartment building that was also demolished; unfortunately, its name and uniqueness has been hard to ascertain. 5260 W Chicago, built in 1924, prior to its demolition, was formerly known as Stan Hope Manor. Stan Hope's original structure was 4 stories and 46 residential housing units.



Given the significance of the Nardin Park/Petoskey Community to the Russell Woods/ Nardin Park (RWNP) Strategic Neighborhood Framework (SNF) Planning efforts, HRD presents this request for proposal (RFP) to reinvigorate and bring new life to the area. The RWNP Framework Plan, completed in 2019, engaged residents to create a neighborhood framework plan that leverages public and private funds resulting in comprehensive improvements to

parks and open space, streetscapes, greenways, housing stabilization, and mixed-use development in the Russell Woods/Nardin Park neighborhood. The goal of this effort was to create economic development and investment that would further leverage private investment in the region.

HRD seeks a well-designed, mid-rise, multi-family development at the three properties referenced above to serve this historic community. The vision of the development is to invigorate the current vacant parcels into a vibrant mix of mid-sized, mixed-use, or multi-family developments potentially incorporating place-based ground level commercial space with a focus on affordable residential units. The City of Detroit's Housing & Revitalization Department's mission is to improve access to housing affordability and the quality of life in the communities speaks to the expected outcomes of these developments:

- #1: Mixed Income community development with an emphasis on deeper affordability
- #2: Opportunities for commercial/economic development
- #3: High Quality Design that respects the historic nature of the area

The City of Detroit is aware of potential limitations with parking, based on this HRD and the Planning & Development Department (PD&D) will collaborate with the chosen applicant(s) to articulate and execute parking needs & requirements. All these efforts combined will work to increase opportunities within the RWNP SNF area and create residential vitality and density in Nardin Park.

The successful respondent will adhere to these guiding principles:

- **Community-Oriented Development Process:** The selected development team must be transparent with residents of the community and maintain an open dialogue with stakeholders throughout the development. This includes (but is not limited to) incorporating community members' values and desires in the developer selection process, construction issues, site plan/design decisions, and marketing any residential units during the lease up.
- **Neighborhood Scale Development:** The design, scale, and quality of the proposed residential units will enhance the existing housing typologies found within the surrounding neighborhood. The structures will allow observation of the street and provide pedestrians with a sense of walkability.
- **Growing Detroit's Development Talent:** The City of Detroit is committed to the development of emerging local developer, architect, and builder talent through the real estate projects in the Strategic Neighborhood Initiative. While not required for all participants, some of the partners participating in the project should be locally based and new emerging talent in the real estate sector.
- **Sustainable and Equitable Development:** The project will support neighborhood investment and job opportunities, while also incorporating design elements that promote environmental sustainability – both in the natural (i.e., natural plant species) and built environment (i.e. storm water management, LED lighting, renewable energies) and an array of alternatives that promote healthy design development.

The successful respondent will:

1. Demonstrate a strong track record of delivering high quality projects on time.
2. Have considerable experience completing new construction multi-unit residential structure/space and/or constructing multi-unit residential infill development.

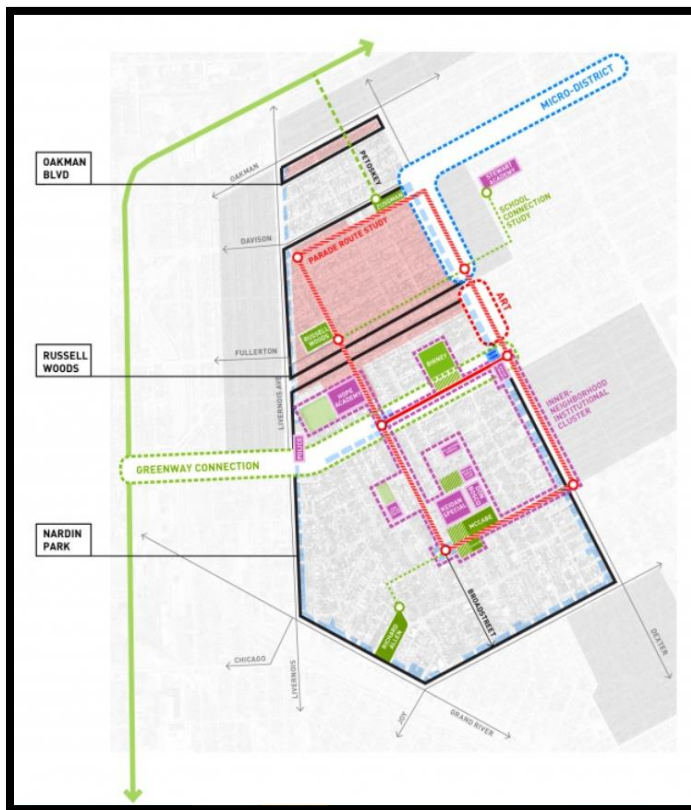
3. Demonstrate the desire to create a development that works to bridge various communities within the neighborhood.

Respondents are asked to submit the following:

1. **Project Description:** Letter of intent, which includes a narrative of the Respondent's approach to developing the site, scenario selection and programming, and anticipated outcome.
2. **Project Team Experience:** Detailed professional experience/history of the development team including current resumes & Bios, respective roles and responsibilities of team members, examples of similar completed projects, and references for a minimum of three (3) past projects of comparable size.
3. **Project Financing:** Developer equity, development budget, ten-year proforma (including operating budget), preliminary construction costs, market and financial assumptions, financial details, and detailed and vetted sources and uses for the proposed project clearly outlining any city and state funding/abatement opportunities.
4. **Project Design:** graphic representation and basic schematic design. (The applicant should provide graphic representation of the general massing and neighborhood context of the proposed project; however, the City prefers that applicants invest their time and resources in the development of detailed financial analysis for this project rather than upfront design work.)
5. **Project Timeline:** Preliminary project schedule, predevelopment timeline, construction timeline, lease-up timeline (if applicable), and strategy for developing the site should be clearly outlined

II. NEIGHBORHOOD CONTEXT / AREA SUMMARY

Nardin Park is a prestigious and historic neighborhood in the City of Detroit's West Side. The neighborhood is bounded by Cortland Street to the north, Livernois to the west, Dexter Avenue to the east, and Joy Road and Grand River to the south. Nardin Park often referred to by residents as Petoskey-Otsego (two streets on the south end of the area that once provided neighborhood identity), its proximity and connection to the Russell Woods community represents key strategic opportunities to elevate the City of Detroit's deeply rooted religious and cultural movements of Christian churches and the Nation of Islam dating back to the 1940s and 1950s. These neighborhoods stand out based on their abundance of stable multi-family housing typologies and the area's historical significance to music, civil rights, religion, and commerce. Located around Richard Allen Park, also known as Nardin Park, the neighborhood is now reawakening its well-deserved grandeur.



Nardin Park reflects the twentieth century Detroit suburban settlement patterns as the city boundaries pushed to the northwest to accommodate its exploding population. During the mid-20th century, the Nardin Park neighborhood area saw its peak in vibrancy, marked by a thriving local economy and well-maintained housing stock. However, the decline of Detroit's industrial base in the 1970s and 1980s led to population loss and disinvestment, leaving a mix of occupied homes, vacant lots, and underutilized commercial buildings. Through the SNF Framework planning and current implementation, we see tangible growth in various segments of the community. These progressive developments include multi-family, mixed-use, single-family sales & rehabilitation, increased business activation, and a general resurgence of neighborhood vibrancy. While there is still work to do, as this RFP targets; Today, Nardin Park is amid a resurgence, with residents and stakeholders actively working toward revitalization.

The architectural grandeur that permeates Nardin Park speaks volumes to Detroit's history and housing. It includes one and two-story Bungalow, American Foursquare, and Arts and Crafts style houses. The two-story, brick two-flat and four-flat buildings found throughout Nardin Park have brick front porches and often feature Colonial Revival style detailing. Tudor, Spanish, Gothic, and Colonial Revival detailing can be seen on Nardin Park's large apartment buildings, churches, and the small-scale commercial buildings that once housed neighborhood services.

The vast majority of properties within the area's central node fall within the smaller scale of this range, with a few privately owned large scale multi-family properties still existing on its interior primary streets (Broadstreet, Petoskey, Otsego, Elmhurst, Joy), and multi-use commercial and mixed-use residential on its bordering commercial streets (Dexter, Grand River, Livernois, Davison, Joy Rd). Nardin Park offers a great opportunity to combine traditional multi-unit housing stock with the possibility of new infill given its mixture of vacant homes and land.



The neighborhood presents strong economic opportunities in and along commercial pockets and corridors, by its mixture of growing population densities, demographics, and housing conditions. Current investment and current developments in & around Nardin Park are driving growth and development in positive ways. With over \$100 million dollars in coming development and over 150 new units of housing, Nardin Park & Russell Woods look to regain their heyday as prominent City of Detroit communities.

III. City of Detroit Strategic Neighborhood Investments

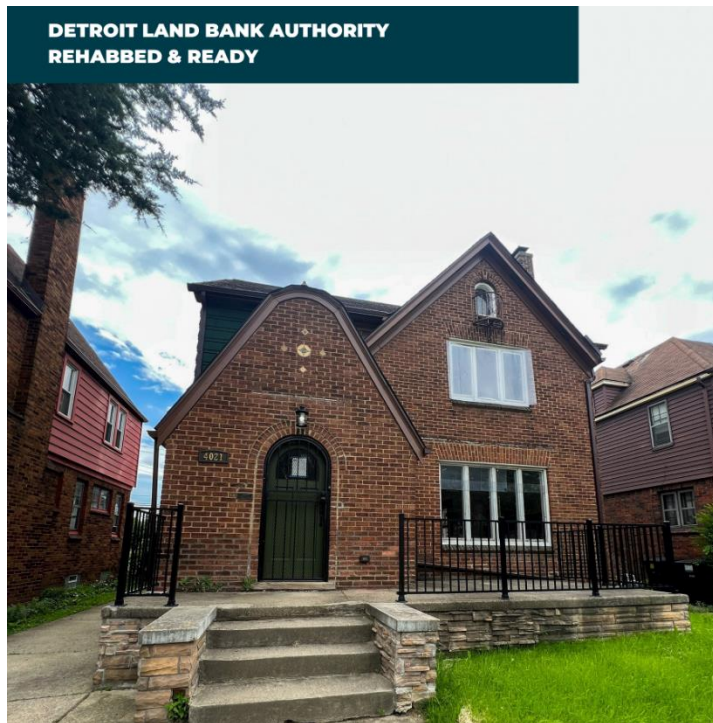
Demonstrated with the investment chart herein, the City of Detroit has begun and is in the process of completing improvements & invested public infrastructure dollars of more than \$20M in public dollars in the Dexter Streetscape, several neighborhood parks, pop-up retail projects and additional infrastructure improvements as a part of the strategic neighborhood framework plan working collaboratively with residents to stabilize and strengthen the community.

RWNP STRATEGIC FRAMEWORK(SNF) PUBLIC FUNDED PROJECTS
<p>Dexter Streetscape-\$9.5M (Under Construction):</p> <p>The City of Detroit is investing in bond funding to improve streetscapes and commercial corridors across the city. These streetscape improvements support the City’s neighborhood planning efforts to improve safety and quality of life for Detroit residents. Streetscape improvements might include a variety of amenities including sidewalks, bicycle lanes, improved lighting, landscaping, neighborhood branding, and more. The Dexter Streetscape stretches from W. Davison to Webb. Construction began May 2024 and is set to complete Fall/Late 2025.</p>
<p>Helen Moore Community Center & Park- \$12M (Under Construction)</p> <p>Dexter – Elmhurst Community Center</p> <p>Shuttered since 2019, the City of Detroit purchased the center, and renovations begin summer of 2024 with an investment total of \$8.5M for the recreation center and an additional \$3.5M for new park amenities.</p>
<p>Park & Open Space Improvements - \$1.5M (Completed)</p> <p>Since 2021, Zussman Park and Russell Woods Parks have been revamped through the SNF improvements. A community led process of engagement led to new walk paths, landscape, and playground equipment.</p>
<p>Façade Improvement Projects-\$350,000.00 (Completed)</p> <p>Eight businesses along the Dexter commercial corridor received upgrades & redesigned facades Summer 2024. Business owners partnered with locally based Detroit architectural and design firms to conceptualize and implement more up to date and modern facade designs creating a more unified main street style frontage along Dexter.</p>
<p>Dexter Mural Program-\$85,000.00 (Completed)</p> <p>In conjunction with the City of Detroit’s partnership, City Walls completed six art murals enlivening the aesthetics along the Dexter Commercial Corridor in the summer of 2024.</p>

IV. Current Housing & Multi-Family Investment

SINGLE FAMILY INVESTMENT

Rehabbed & Ready Program: In an attempt to stabilize the neighborhood, the city of Detroit and the Detroit Land Bank Authority (DLBA) has implemented its Rehabbed & Ready program in the Russell Woods Nardin Park neighborhood. The DLBA's Rehabbed & Ready is a one-of-a-kind program designed to create opportunities for homeownership in Detroit's neighborhoods, reduce residential blight, and restore home values. To date, the **DLBA has invested approximately \$2.1M into single-family rehabilitation in Russell Woods/Nardin Park as well as Dexter – Linwood** assisting with the stabilization of single-family and two-family residential sales and marketability.



- Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market.
- These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.
- There are 9 homes within the Russell Woods and Nardin Park neighborhoods slated for this program.
- 4021 Cortland is the first completed and now available for purchase!

The Detroit Land Bank has actively monitored private investment through Own It Now (OIN) and Auction sales in the region and has seen an 83% compliance or under compliance status of 206 sales transactions.

MULTI-FAMILY INVESTMENT

Affordable Housing Developments: Five affordable developments are currently in progress with three out of five awarded and one currently in pre-development. These developments are slated to bring **over 240 housing units** into the Russell Woods & Nardin Park areas garnering **total investments at approximately \$100M to date:**



Current Projects in Pre-Development pipeline:

- **Dexter Senior Assisted Living:** a 78-unit restricted income senior assisted living residential project. The total development cost for the project is \$20M dollars set to commence Q1 2025.
- **Dexter Corner a/k/a El Morda Apartments:** a \$15M 25-unit affordable mixed-use development with 4 ground-level commercial spaces. Construction is set to begin in Q4 2025.
- **New Era Multi-Unit Condominiums:** Approximately \$4M rehabilitation of (4) quadruplex units totaling 16 units. Phase 1 completed 2023 and Phase 2 is slated to complete Q3 2025. Units are for sale & rental.
- **Straight Gate Tee Housing:** a \$17.2M 42-unit new construction affordable housing development. Construction projected to begin in 2026.

New Projects in Pipeline:

- **Lillie Marie's Affordable Housing/Rucker's Lane:** \$8.7M 20-unit planned affordable housing development. Construction projected to begin in 2026.
- **4094 Duane RFP:** \$30M affordable housing campus development incorporating mixed-housing typologies and developments with senior housing, townhomes, community center & non-motorized green pathway. Construction projected to begin in 2027.
- **3707 Richton and 12161 Dexter (current marketing):** HRD & Detroit Building Authority marketing release targeted for multi-family Dexter frontage and Detroit Land Bank Authority owned lots on Richton. For these parcels, HRD envisions a mixed-use multi-family comprised of a maximum 6 to 7 floors, thoughtfully designed parking & commercial retail space. The residential lots may encompass single level ADA units, potential garden style two to four family units that are reflective of the community's character. Expected Marketing: February 2025



V. Commercial Development/Non-Residential Development

Alongside the residential investments are several planned commercial/non-residential developments that stand to re-energize the Russell Woods & nearby areas

Detroit Horsepower: A \$11.4M Urban Equestrian Center coming to the Dexter-Fenkell area



Detroit Horsepower, a non-profit established in 2015, uniquely addresses two persistent problems facing the Motor City: the shortage of opportunities for metro Detroit's vulnerable populations (especially children) and the abundance of vacant land. Through riding and caring for horses in a safe and enriching space, program participants learn valuable skills that set them up for future success. Detroit Horsepower has helped over 500 youth in Detroit through free summer camps & after school programs.

Dexter Pop-Up Retail: A \$600,000.00 pop-up retail space in the Russell Woods area



Dexter Retail Pop-Up is a 2023 City Planning initiative to activate 4 temporary spaces using a broad range of diverse pop-up retailers, art ventures, business enterprises, entrepreneurs, gallerists, and other vendors as part of a dynamic neighborhood retail activation strategy. The goal is to elevate the aesthetic value of vacant, publicly owned commercial parcels through a shipping container facility, planting, and maintenance strategies. This pop-up experiment is 100% occupied.

Merit Park: The Give Merit Foundation, a youth centered organization, headed by David Merrit, co-founder and board chair of the foundation, broke ground in May 2024 on Phase 1 of the “Holistic life skills & fitness training center”.



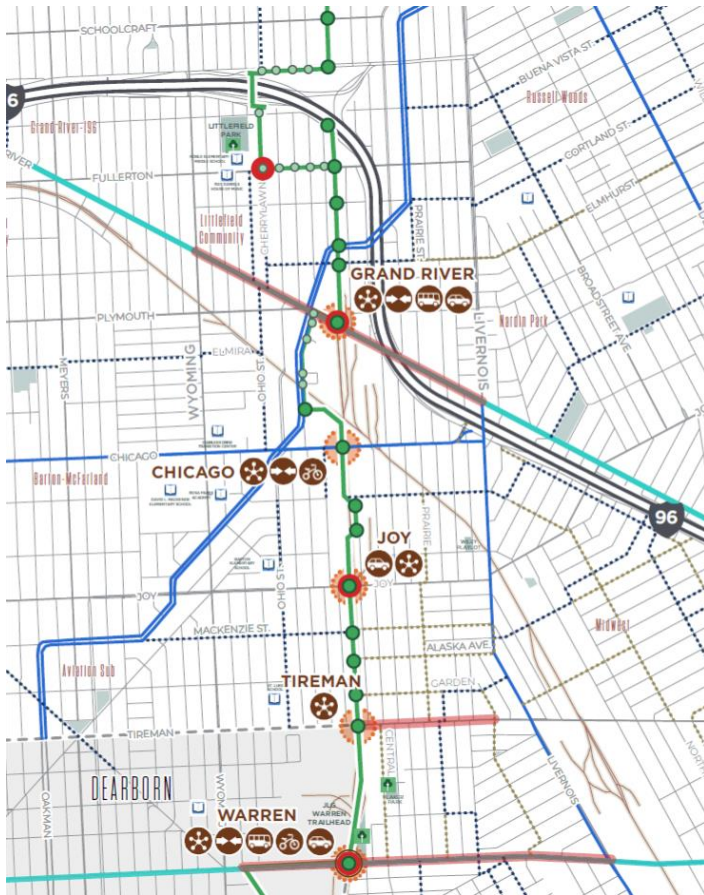
A rendering of the gym at Merit Park. The gym will include a basketball court, live video production space and a podcast studio. Credit: Gensler

The future plans for this \$15M development consist of a gym with a basketball court, live video production space and a podcast studio. Outdoor activities like a splash pad, rock climbing wall, an obstacle course, miniature turf field and space for food vendors and retail will provide additional amenities for park goers.

VI. CITY WIDE INVESTMENT/PLACES & INSTITUTIONS

Joe Louis Greenway – Russel Woods/Nardin Park Connectors

The Joe Louis Greenway is a planned 27.5-mile recreational pathway, currently under construction in the City of Detroit. The route will connect to Dearborn, Hamtramck, and Highland Park, and link 23 different neighborhoods to larger trail systems across the state and region. The Russell Woods & Nardin Park neighborhoods are approximately 1/2 mile from the Joe Louis Greenway (JLG) in two directions: to the West via Elmhurst and the North along Dexter. At both locations, the JLG is designed as a 60-100ft-wide linear park, offering off-street walking and biking paths within a 26-minute walk or 7-minute bike ride from the Duane site.



The Joe Louis Greenway Westside Neighborhood Area Plan further recommends utilizing existing publicly owned vacant land at Elmhurst and Oakman Blvd to develop a new trailhead park at this location. This connector would link Russell Woods, not only to the JLG, but also to current and future job centers such as the Union Carpenters & Millwrights Skilled Training Center, as well as Grand River Avenue commercial area and high-frequency transit corridor. As the Planning Dept finalizes the JLG Neighborhood Planning Study, the City of Detroit will continue to uplift Elmhurst as a JLG connector and identify resources to implement future enhancements.

Russell Wood Nardin Park Places & Institutions

Durfee Innovation Center - 2470 Collingwood St.



The Durfee Innovation Center, the former Durfee Elementary School, has been repurposed by Life Remodeled, a local non-profit organization providing office and event space to smaller local non-profits serving as a non-profit incubator in the heart of the Dexter-Linwood neighborhood (minutes from RWNP). The space is filled with 35 nonprofit businesses/organizations offering much needed community resources to approximately 22,000 Detroiters annually.

Dexter Hardware Store -10456 Dexter Ave

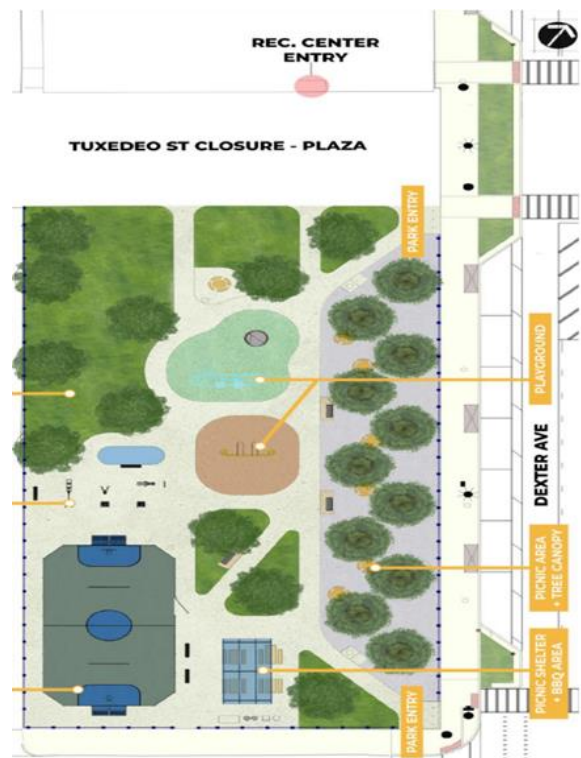
Serving the community since 1940, Dexter Hardware is reimagining their commercial presence amid the City's investment in the area. In their 80 years of doing business & supporting local investors and homeowners, the entity looks to invest approximately \$1.5M in remodeling its location & potentially add 8 to 10 residential units on the second level.



Dexter – Elmhurst Rec Center n/k/a Helen Moore Center-11825 Dexter Ave.



The city's purchase of the Dexter Elmhurst Center from a private owner looks to be one of the key reinvigorated recreation centers on Detroit's Northwest side of the city. With over \$80M invested in recreation centers across the city, DEC's modernization to this crucial neighborhood amenity into a central location for community, arts, extracurricular activities and more. The beautifully reimagined center, park and parking area begins construction in the Spring of 2024 with the city's investment of over \$12M for the project.



In Harmon Café - 12041 Dexter Ave

In Harmony Cafe Sweets & More, where coffee and family has blended into an inspiring tale of resilience and togetherness. Café owners, Keyona and Tahlil Barnes, are the driving force behind the family business, with their two wonderful kids, Kayllie and Caleb. Owner Keyona's deliciously incredible vegan baked goods and more became top sellers to outside vendors. This led them to create In Harmony Cafe, a place of family-friendly entertainment, delectable food, and delightful coffee.



Linwood Fresh Market – 12737-12752 Linwood

Opened in Linwood Fresh Market (LFM) is a local convenience store established by Sonya Greene, a nurse and local resident in the Dexter-Linwood neighborhood, to combat the healthy food options disparity in the neighborhood. Offering healthy food options located on the Linwood Corridor, LFM is the neighborhood greengrocer. Residents can purchase fresh fruits and vegetables and high-quality prepared foods.

Future phases of the development include a barbershop, hair salon, and four residential units on



the second floor of the building along with nonprofit office space.

The Congregation - 9321 Rosa Parks Blvd.



The Congregation Detroit is a hallmark of the Boston Edison Community. It brings together Coffee, Cafe, Cocktails, and Community, all located in a former church just outside of the Historic Boston Edison Area of Detroit. This Detroit coffee shop serves as one of the first commercial retail developments in the Dexter-Linwood area. Its location on Rosa Parks Boulevard is just one block north from the site of the infamous 1967 riots. The church remained intact and was home to civil rights warriors and activism. The existing structure was built in 1924, after the small chapel of St. Luke's Evangelical Church burned to the ground in 1917.

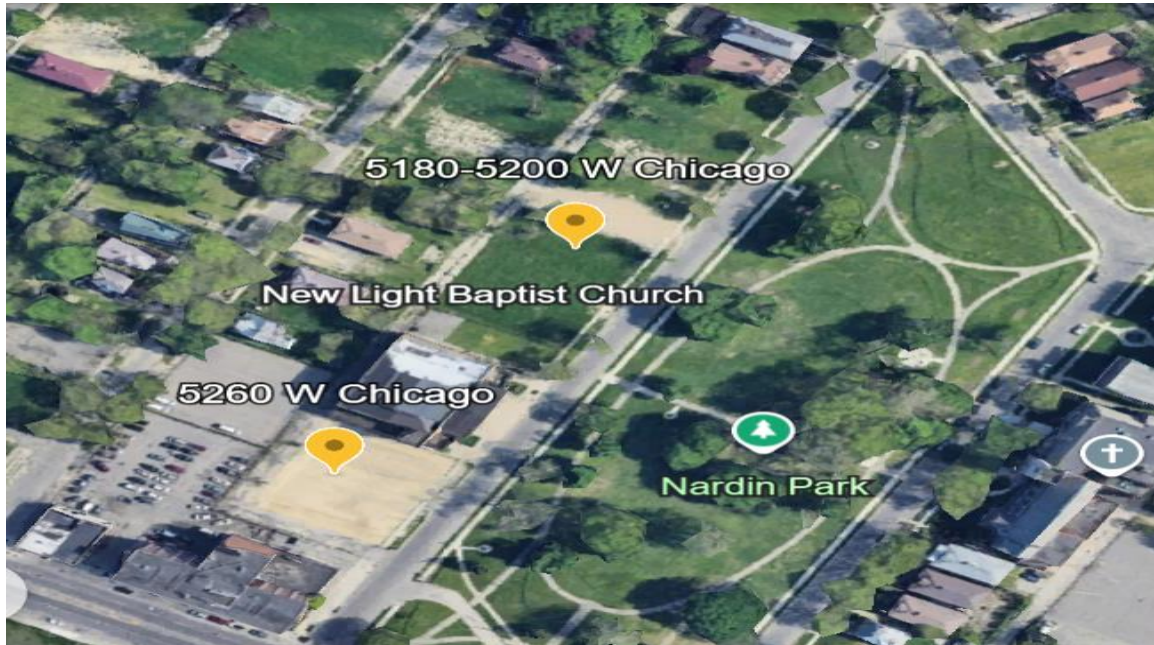


Farmers Market & Rectory under construction future home to Pizzeria

After the fire, the property fell into the hands of the Church Extension Society of the United Lutheran Church of America and was renamed the Unity English Lutheran Church. It later became home to the New St. James African Methodist Episcopal Church. A modest, red-brick church that has been reborn as a popular coffee house, bar and restaurant. Accessorized with pews, stained glass and an organ, it attracts a clientele from the neighborhood and across the region. But its caffeine-fueled vibrancy today obscures a century-long past, one that is deeply entwined with Black Detroit's long struggle for civil rights and economic justice. Unknown to most customers, the church long ago was the home of two of the city's most dynamic preachers, the Rev. Albert Cleage Jr. and the Rev. James Wadsworth Jr., both of whom became legends for their fights for Black self-determination and for starting other churches that live on today as bulwarks of the city's spiritual and activist landscape.

VII. THE PROPOSED DEVELOPMENT – 5180/5200 & 5260 W CHICAGO

The City of Detroit's Housing & Revitalization Department seeks highly qualified and experienced development teams to submit for the proposed developments at the heart of the Russell Woods Nardin Park neighborhood.



Location:	Location 1: 5180 – 5200 W Chicago, Detroit, MI 48204 Location 2: 5260 W Chicago, Detroit, MI 48204
Ownership:	Detroit Land Bank Authority & City of Detroit c/o Planning & Development Department (DBA)
City/County:	Detroit/Wayne
Land size:	.826 acres
Lot Dimensions:	5180: .11 acres, 4792 sf. 120 x 40 5200: .33 acres, 14394 sf. 120 x 120 5260: .386 acres, 16832 sf. 120 x 140
Zoning:	Currently zoned R5-Medium Density Residential . R5 is a residential district that allows for a range of residential development, including single family homes & medium-density multi-family dwellings. **The City of Detroit will support any zoning changes, most conditional or special land uses, or variances required to accomplish the selected development scheme.
Asking Price:	5180 – 5200 W Chicago: \$28,760.00 5260 W Chicago: \$42,000.00

*HRD expects to select two separate development teams, however; one development team with a high-quality and extremely well-designed development strategy that utilizes all development parcels as a part of one development plan may also be considered. For such a plan, HRD will review with the highest level for:

- High Quality Development Design
- Significant Developer Experience in New Construction of multiple projects at once
- Benefits of one development over two development plans

VIII. LOCATION MAP & AERIAL PHOTOGRAPHS

Location 1: 5180 & 5200 W Chicago
Dimensions: 5180: 120ft x 40ft; 5200: 120ft x 120ft



Location 2: 5260 W Chicago
Dimension: 140.20ft x 120ft



Location 1: 5180-5200 W Chicago Current Site Photo



Location 2. 5260 W Chicago Former Structure (Pre-Demo)



Location 2: 5260 W Chicago Current Site Photo



IX. AVAILABLE INCENTIVES & AFFORDABILITY REQUIREMENTS

The City of Detroit and the Housing & Revitalization Department has several programs and abatements that may be of use for the development of 5180, 5200 & 5260 W Chicago, Nardin Park development.

The City of Detroit may favor and show preference to proposals that programmatically enhance retail and housing diversity and create stronger connections within the Russell Woods/Nardin Park Strategic Framework Plan.

The below programs have been utilized in developments of this nature and should be considered for this development.

- Michigan Economic Develop Corporation – CRP, <https://www.michiganbusiness.org/49a841/globalassets/documents/reports/factsheets/communityrevitalizationprogram.pdf>
- Michigan Economic Development Corporation – Revitalization and Placemaking (RAP) <https://www.michiganbusiness.org/rap/2/>
- MSHDA MI Neighborhood <https://www.michigan.gov/mshda/neighborhoods/mi-neighborhood>,
- Strategic Neighborhood Fund - Invest Detroit, <https://investdetroit.com/strategic-neighborhood-fund/>
- LISC (Local Initiatives Support Corporation) <https://www.lisc.org/our-model/lending/loan-products/>
- Detroit Housing for the Future Fund (DHFF) <https://dhff.org/>
- Federal Home Loan Bank Affordable Housing Program (AHP), <https://www.fhlbi.com/services/community-programs/>
- City of Detroit Housing and Revitalization Notice of Funding Availability (NOFA) <https://detroitmi.gov/document/nofa-and-application-package-july-2024>
- The Detroit Economic Growth Corporation (DEGC) offers many tax abatement programs and incentives. More information can be found here: <https://www.degc.org/tax-incentives>

Utilizing City of Detroit Tax abatements and financing will require adherence to the City of Detroit's Inclusionary Housing Ordinance. Please review this ordinance here, <https://detroitmi.gov/document/inclusionary-housingordinance>

X. EVALUATION CRITERIA AND SELECTION PROCESS

EVALUATION CRITERIA

Respondent's submission will be evaluated based on the following:

Respondent and Proposed Team Experience

- Successful experience in the planning, redevelopment, construction, and management of development projects of comparable size and complexity
- Cohesion of the team, as demonstrated by previous experience working together
- Demonstrate a strong track record in delivering quality projects on time
- Have significant commercial or mixed-use development expertise
- The degree to which the team demonstrates successful experience with ownership and management of multifamily developments of similar size

Local Hiring and Participation

- Detroit-based project team, minority or women owned business, and/or significant partnerships with local firms and community organizations, and evidence of previous local hiring experience

Preliminary Program Strategy

- The proposed development and methodology provided by the Respondent is logical, feasible, and clearly understandable, and indicates an understanding of realistic sources and uses of funds required for the project.
- Preliminary programming strategy of commercial space, parking, and amenities reflects an understanding of local market conditions
- The extent to which the developer intends to engage the community within their development timeline
- The budgets provided indicate the Respondent's commitment to ensuring the pricing proposed is reasonable
- The proposed timeline and phasing ensure timely completion of the project

Financial and Leverage Capacity

- Ability to obtain, structure, and implement financing for the Project, including demonstrated ability to procure financing and complete projects on schedule and within budgetary assumptions
- Depth and credibility of financial pro forma, ability to deliver identified financial sources, and capacity of development principles
- Consider the percentage of equity the developer intends to put towards this project

Project Design Standards

- Any work that was done in the preparation for submission by the Respondent will be taken into consideration

- Extent to which preliminary site plan proposed, and design adheres to the Guiding Development Principles
- The degree to which the proposed construction budget is realistic and implementable

SELECTION PROCESS

A Selection Committee (the “Committee”) will be established to review submissions. The Committee typically consists of representatives from HRD, P&DD, NED, DLBA, and community stakeholders. Additionally, the Committee may seek assistance from selected consultants. The Committee reserves the right to contact references and verify material submitted in any proposal.

The Submission of a proposal with all the requested information does not guarantee the Respondent will be a candidate for an interview.

SUBMISSION PROCESS AND TIMELINE

SCHEDULE

Release Date:

Pre-Submission Conference:

Proposal Submission Deadline:

Selection of Preferred Developer List:

Shortlist Interviews:

DATE

January 31st, 2025

February 13th, 2025

March 10th, 2025

March 24th, 2025

March 26th – March 31st, 2025

Direction for Submissions

To be considered, all RFQ responses must be received by **5:00 P.M. EST on March 10th, 2025**. The responsibility of submitting the RFQ response rests entirely with the Respondent to the RFQ.

Submissions shall be limited to 20 pages and must be made electronically with a 8.5x11 page size (plans/renderings may be up to 11x17) PDF via email to WestP3RFP@detroitmi.gov or by USB thumb drive delivered to the City of Detroit Housing and Revitalization Department, located in Suite 908 (9th Floor), CAYMC, 2 Woodward, Detroit, Michigan 48226.

Proposals sent by overnight delivery service will be considered timely if the delivery date stamped is at least one (1) day before the due date set for receipt of the RFQ. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the Respondent’s obligation to ensure the required submission arrives in a timely manner at the specified location. Any submission that is not properly marked, addressed, or delivered to the submission location, in the required form, by the required submission time will be ineligible for consideration. **Hard copies and faxed submissions will not be accepted.**

Once received by HRD, submission will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to:

WestP3RFP@detroitmi.gov. Response will be provided to all inquiries and answers to frequently asked questions will be available. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved in the preparation and submission of the RFQ to the City of Detroit and any work performed in connection therewith shall be assumed by the Respondent. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the Respondent prior to the commencement of work.

All information in the Respondent's proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (commonly known as the Freedom of Information Act FOIA).

Pre-Submission Conference: February 13th, 2025 @ 1p.m.

Log-In Info for pre-submission conference: [Join the meeting now](#)

Meeting ID: 243 214 284 585

Passcode: xM9DH92w

*The Pre-Submission conference is an opportunity to ask preliminary questions that will assist you in providing a complete and competitive submission.

XI. List of Exhibits

Exhibit A W Chicago Site Sample Massing

Exhibit B Planning & Development Department Guiding Development
Principles

Exhibit A – W CHICAGO SITE CONCEPTUAL MASSINGS



***These images represent a conceptual look of a potential mixed use development project as an inspiration for the potential development team. HRD welcomes your ideas for a mixed-use multi-family apartment building at this site.**

The West Region P3 team within the City of Detroit's Housing & Revitalization Department seeks an innovative approach to the W Chicago lots. Part of the approach may include, but not limited to:

- Multi-level, multi-family structures
- Potential for mixed income - market rate & affordable units
- Integrated/innovative parking approach
- Innovative commercial space activation & use

* The proposed project(s) may differ in terms of elevations and structural design placements than those shown*



The above conceptual site drawing includes key aspects of the proposed development that the City's HRD would like to actualize. These aspects are not to be taken as a determined pathway but should be included in the design layout.

- Small commercial activation on ground level i.e. coffee shop, pharmacy, bookstore
- Potential for rooftop activation in the residential (solar panels, rooftop green space or flexible use space)
- Bike Racks
- Balconies
- Outdoor flex space with seating (interior courtyard)
- Based on area parking limitations, the design should also include components that will maintain the fungibility of the space to have first level incorporated parking thoughtfully adding to the opportunity site(s).

Exhibit B - Planning & Development Department Guiding Development Principles

Guiding Development Principles

The City of Detroit is committed to advancing design excellence in all projects, which will produce equity, sustainability, resilience, and healthy living for those who live, work, and play within and around project areas.

Accordingly, proposals shall exhibit walkable urban design principles, sustainable neighborhood development strategies that may include a variety of uses and appropriate building typologies with a variety of architectural expressions. Buildings shall be designed in proper form and function within the neighborhood context. Successful RFQ proposals will adhere to the following guiding design principles for redevelopment of the Property:

Reinforce the Public Realm

1. Building should define the public space of a street or park in a meaningful way.
2. Mixed-use structures should be designed in such a way as to allow observation of the street.
3. Buildings generally should have minimal front lot line setbacks. Well-designed, varying setbacks (discontinuous with the lot frontage) will break up blocks and provide relief for the pedestrian.
4. The built environment should provide interesting building typologies with varied architectural expressions and should be designed to complement the community.

Sustainable and Equitable Development

1. Densities shall support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
2. Design for environmental sustainability – both in the natural (i.e. wetlands, natural plant species) and built environment (i.e. storm water mitigation, LED lighting, renewable energies).

Parking

1. Minimize land surface area dedicated to parking in order to maximize the site for development.
2. Vehicular access should be provided so as to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys, where possible.
3. Bicycle parking should be located so as to minimize, if not avoid, conflicts with pedestrians, utilizing alleys and adequate shelter, where possible.