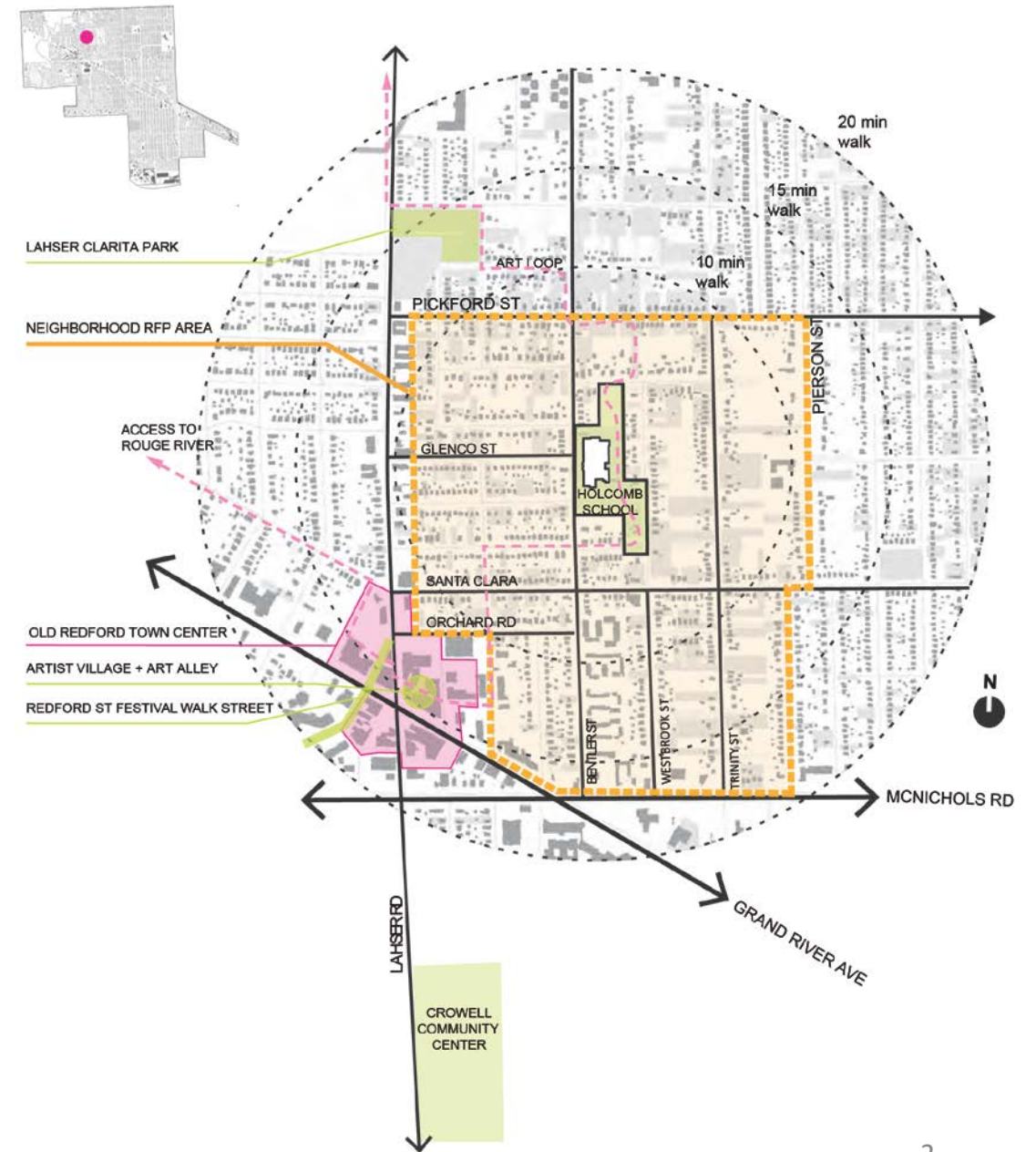
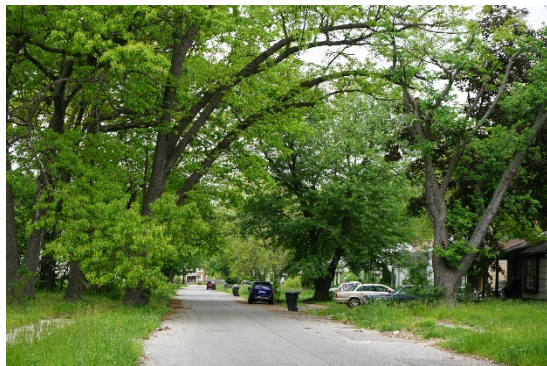


**Holcomb School Adaptive Reuse
Request for Proposals
Pre-Submission Conference
October 31, 2017**



Area Overview



Holcomb Building



Holcomb Grounds



Proposal Elements




- No specific use or programming required
 - Residential proposals must have 20% of units affordable to households earning up to 80% of AMI
 - Nonresidential proposals should identify partners
- Preservation of historic architecture
- Incorporation of Holcomb Grounds with public access through site



Proposal Submission and Evaluation

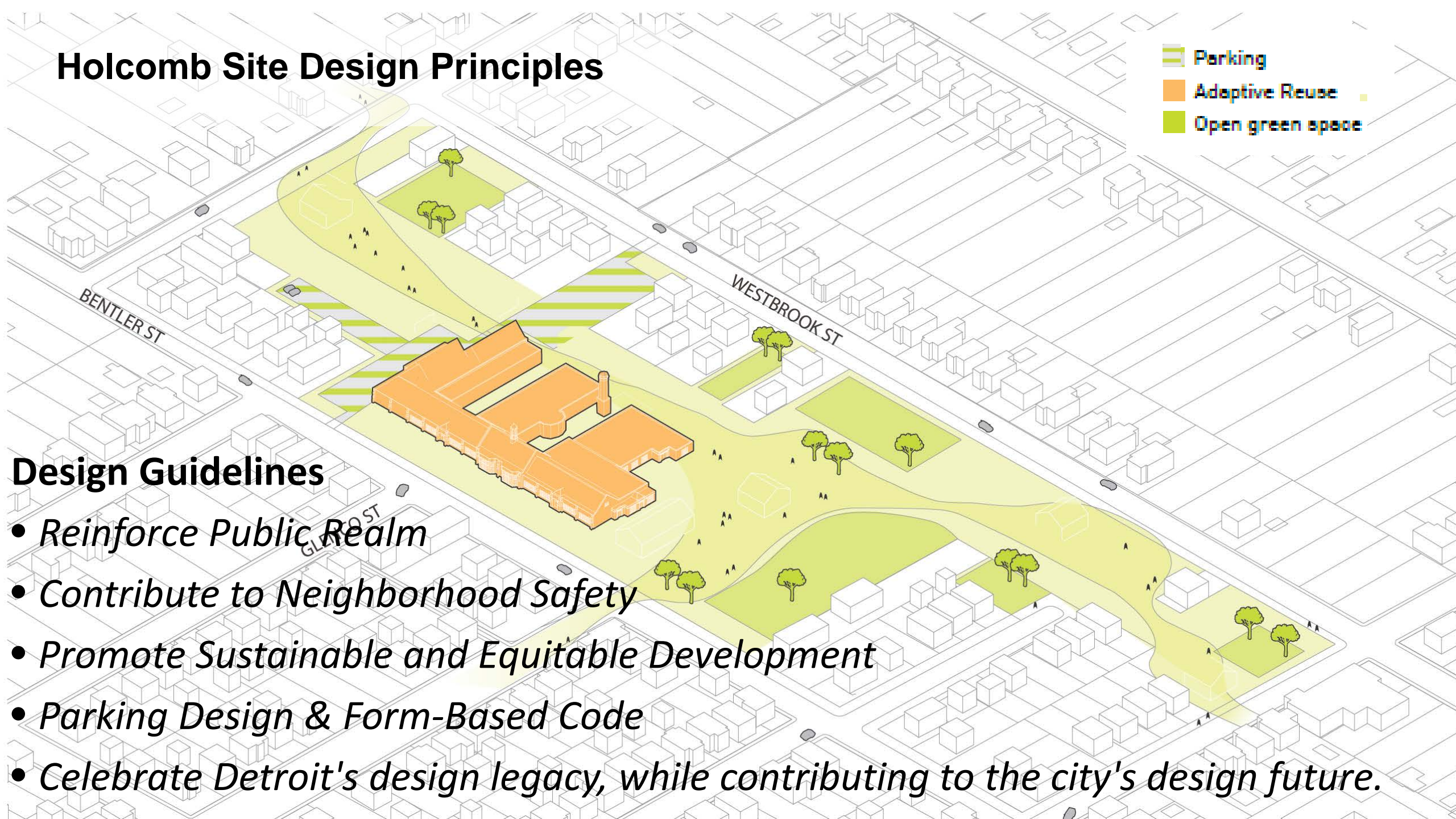
- Proposal summary sheet (Attachment G)
- Project description and proposal
- Financing and implementation
 - Identify anticipated sources and public subsidy requests
 - Joint proposals with neighborhood component should provide separate financial analyses
- Development team and performance history
- Selection criteria:
 - Development Strategy and Methodology: 20 points
 - Project Design: 20 points
 - Financial Capacity: 20 points
 - Team Experience: 20 points
 - Local Hiring and Participation: 10 points
 - Bid Price: 10 points

Holcomb Site Design Principles

-  Parking
-  Adaptive Reuse
-  Open green space

Design Guidelines

- Reinforce Public Realm
- Contribute to Neighborhood Safety
- Promote Sustainable and Equitable Development
- Parking Design & Form-Based Code
- Celebrate Detroit's design legacy, while contributing to the city's design future.

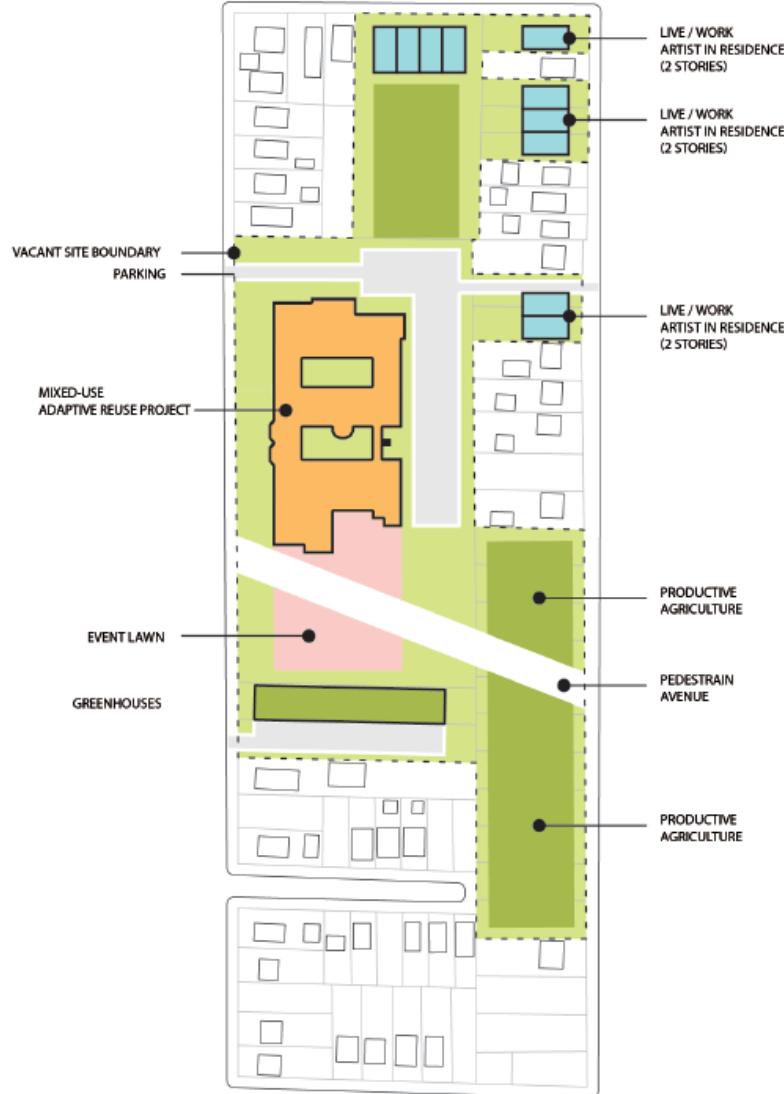


HOLCOMB GROUNDS: Potential Uses

CAMPUS CONCEPT 1: Residential Plus Amenities

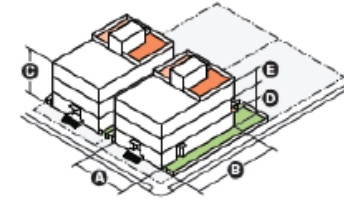


CAMPUS CONCEPT 2: Live / Work & Productive Land-use



Form Based Code for New Construction MULTI-PLEX

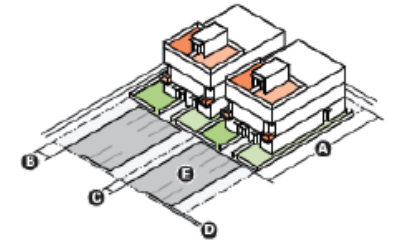
Building Standards



Massing		
Facade Build Out	70% min	
A Width	35' min	38' max
B Depth	40' min	60' max
C Number of Stories	2 min	3 max
Story Height	10' min	
Ground Floor Elevation	2' min	

Fenestration		
D Ground Story Fenestration	20% min	50% max
E Upper Story Fenestration	20% min	50% max

Access/Parking



Parking Setbacks		
A Primary Front Setback	60' min	
B Secondary Front Setback	10' min	
C Side Setback	6' min	
D Rear Setback	2' min	

Parking Ratio		
E Parking Spaces	1.0/DU max	

Parking Access		
Abutting an Alley	Required	
Primary Frontage	Permitted	
Secondary Frontage	B or C Street Only	
Driveway Width	12' max	

Lot Perimeter Definition		
Side & Rear Lot Line	Required	
Fence or Hedge Height	4 min	6 max

Connecting Art Spaces + Neighborhood places

ART LOOP



ART
INSTALLATION
SITE



TRAIL ACTIVATED
VACANT PARCEL

ROGELL SEGMENT



Old Redford Neighborhood Long-term Vision

Key Dates

- Site visit Friday, **November 3** at 1:00 pm
 - Entrance off of Bentler Street
 - Bring signed right of access form – available on project website
- Deadline for submitting questions is Friday, **December 1**
 - All requests for clarification and/or information should be submitted via email to Holcomb@detroitmi.gov
 - Responses to all inquiries and FAQs will be posted to www.detroitmi.gov/holcomb
- Deadline for submitting proposals is Friday, **December 15** at 5:00 pm
 - Electronic submissions to Holcomb@detroitmi.gov
- Selection anticipated early 2018

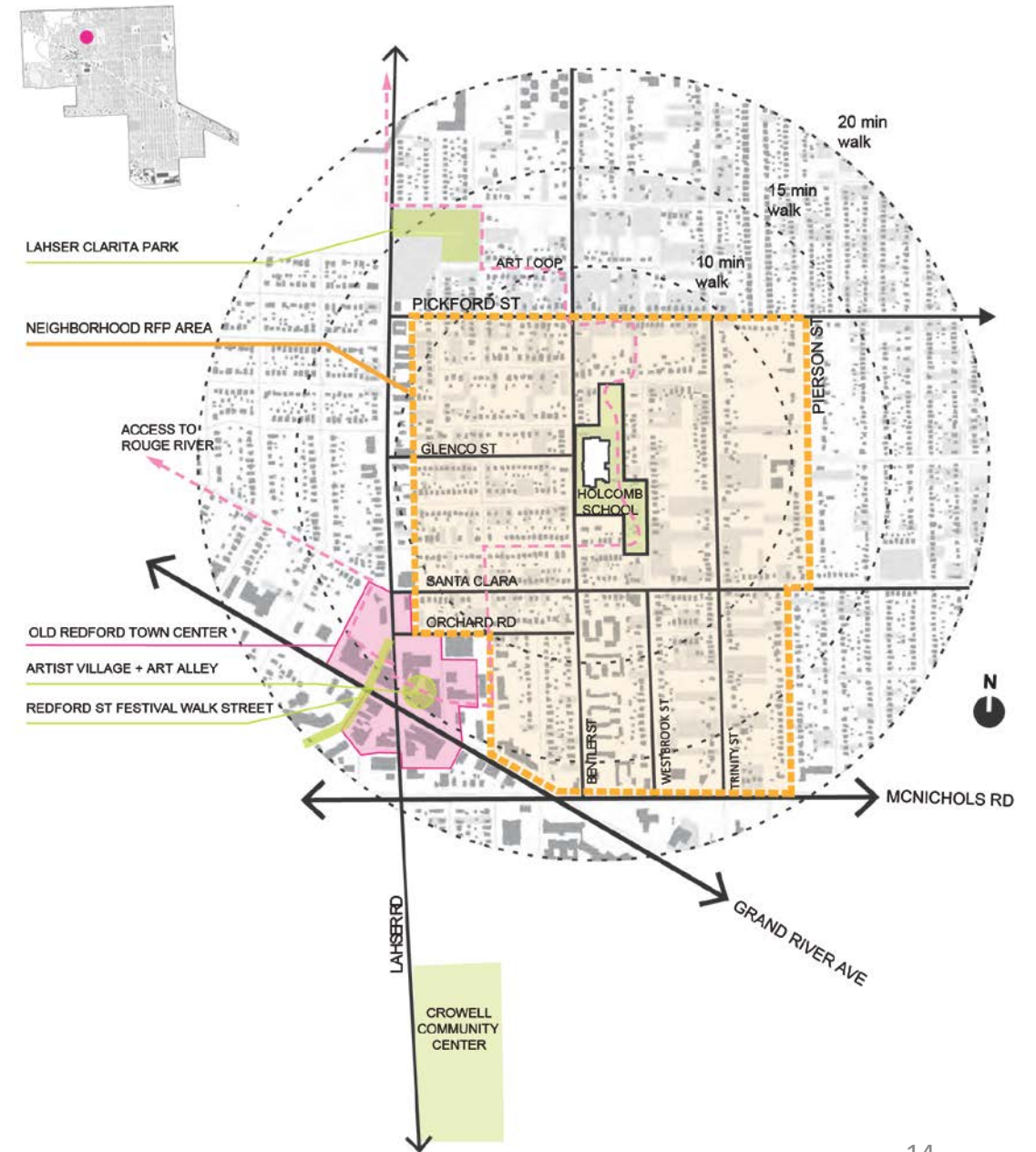
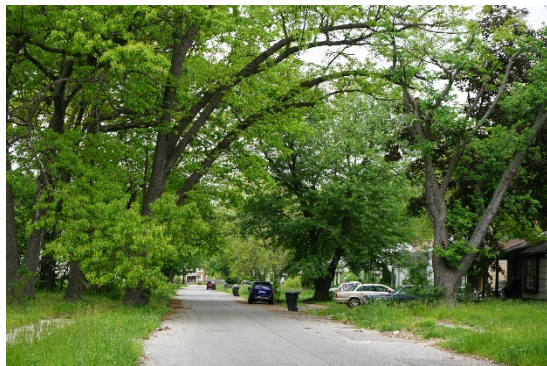
Questions

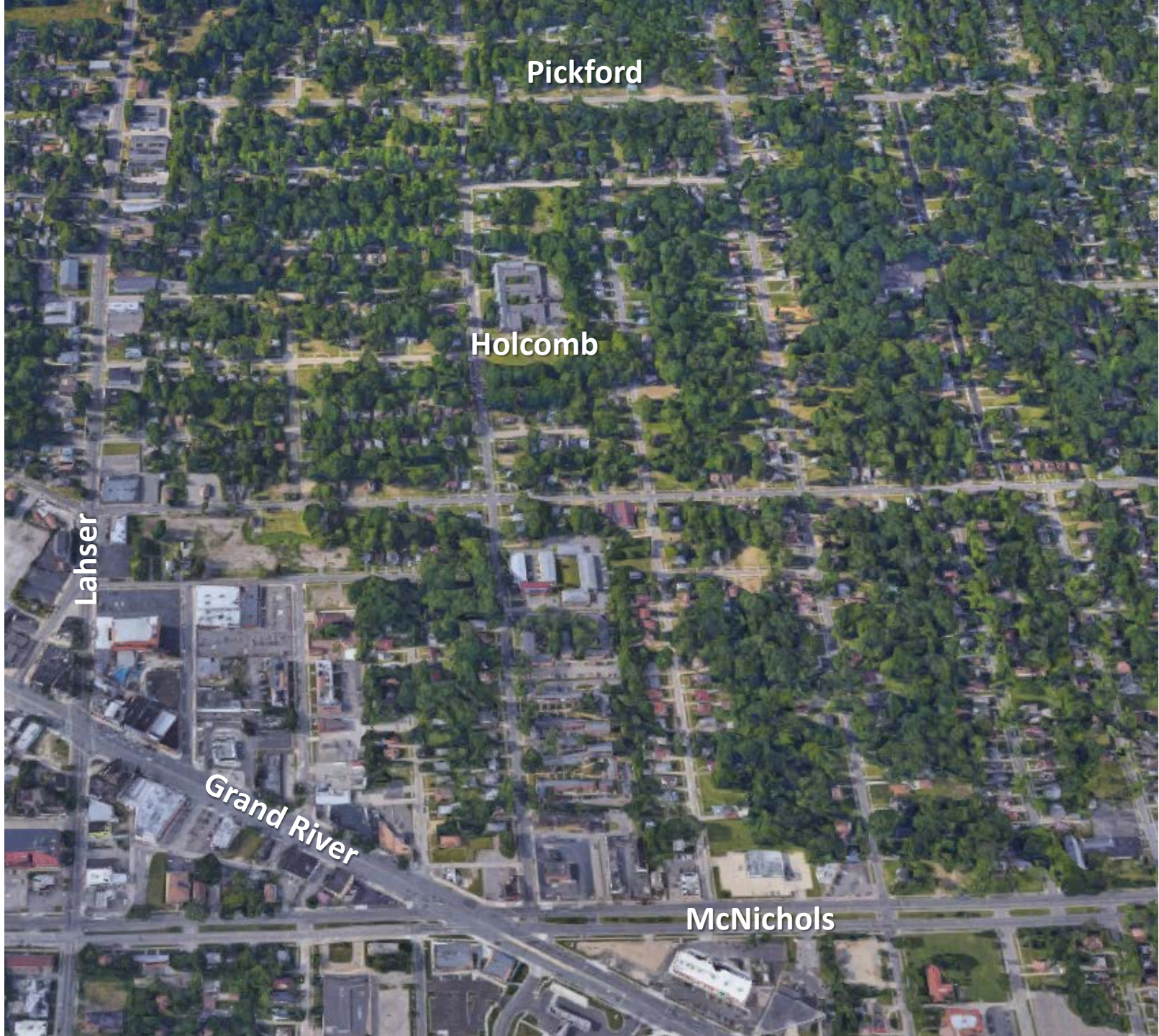


**Old Redford Neighborhood Revitalization
Request for Proposals
Pre-Submission Conference
October 31, 2017**

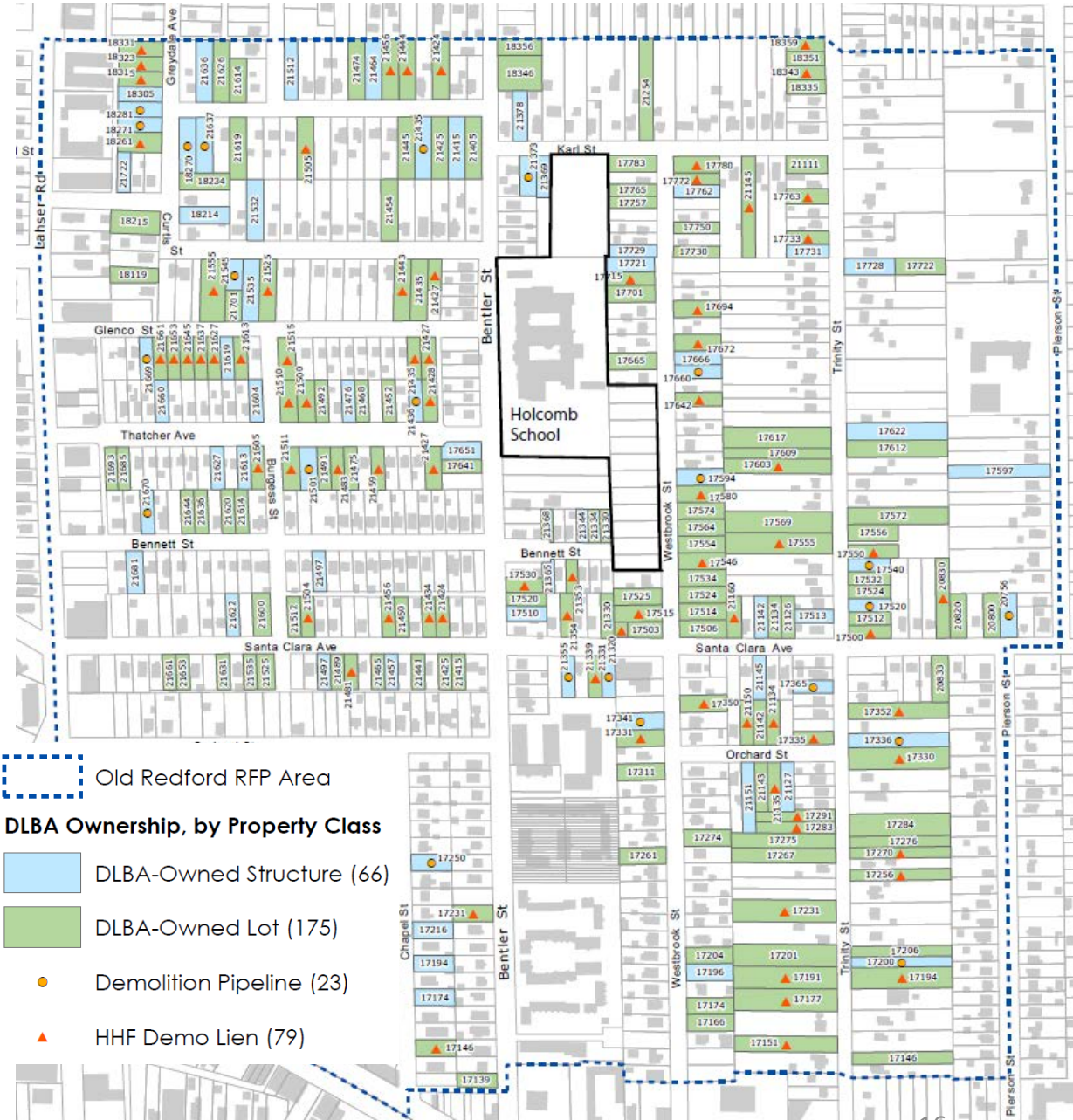


Area Overview

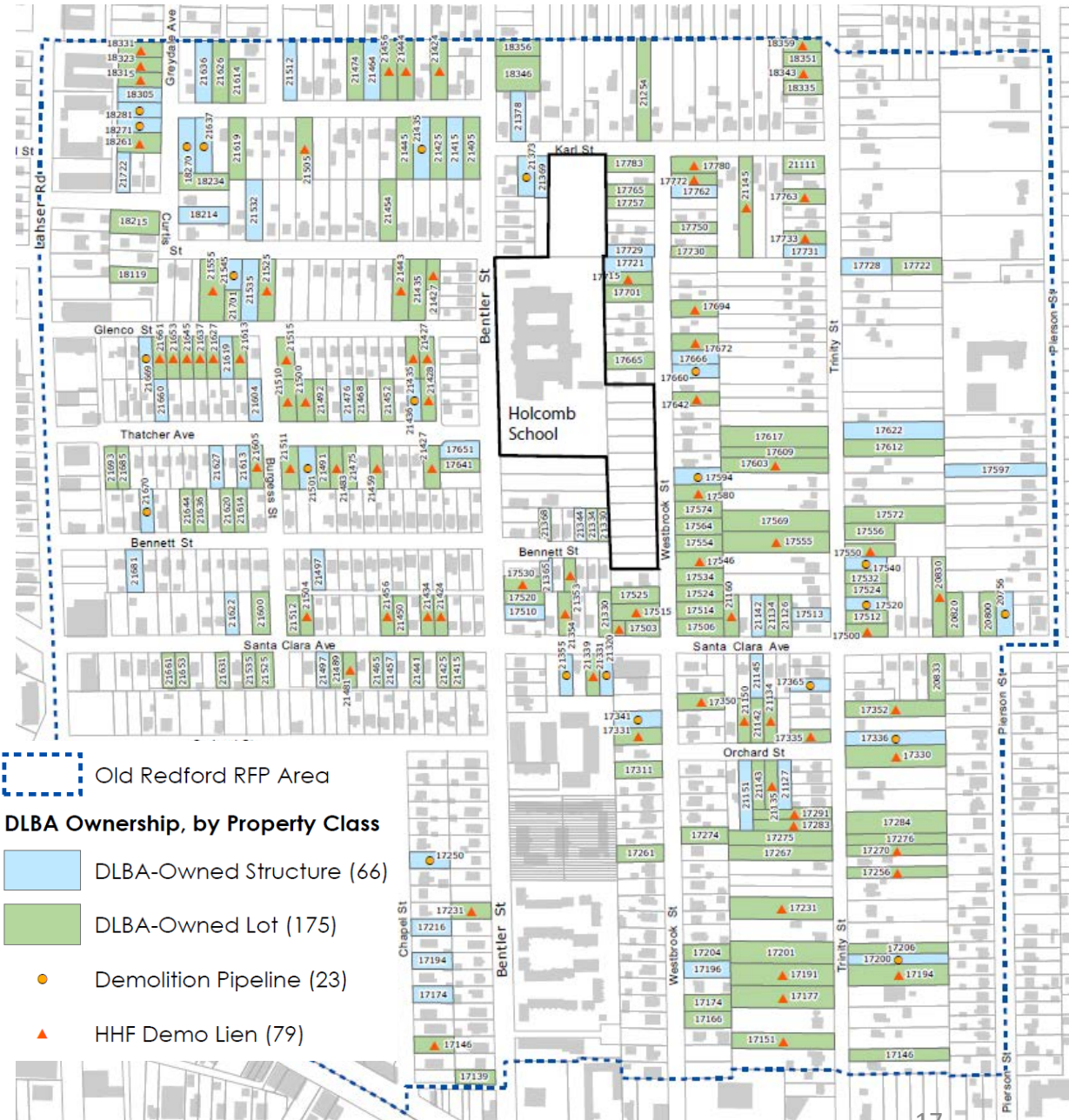
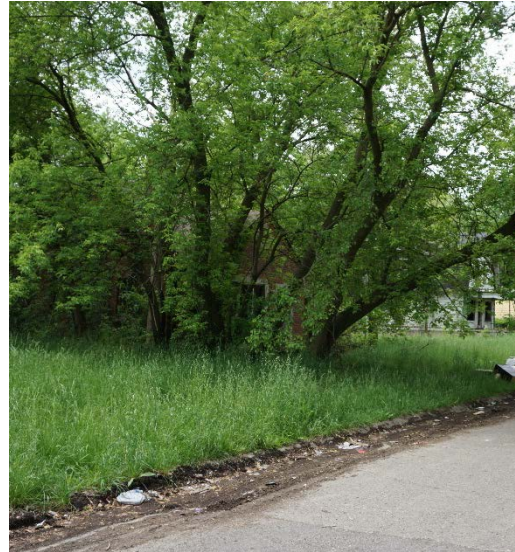




DLBA Inventory

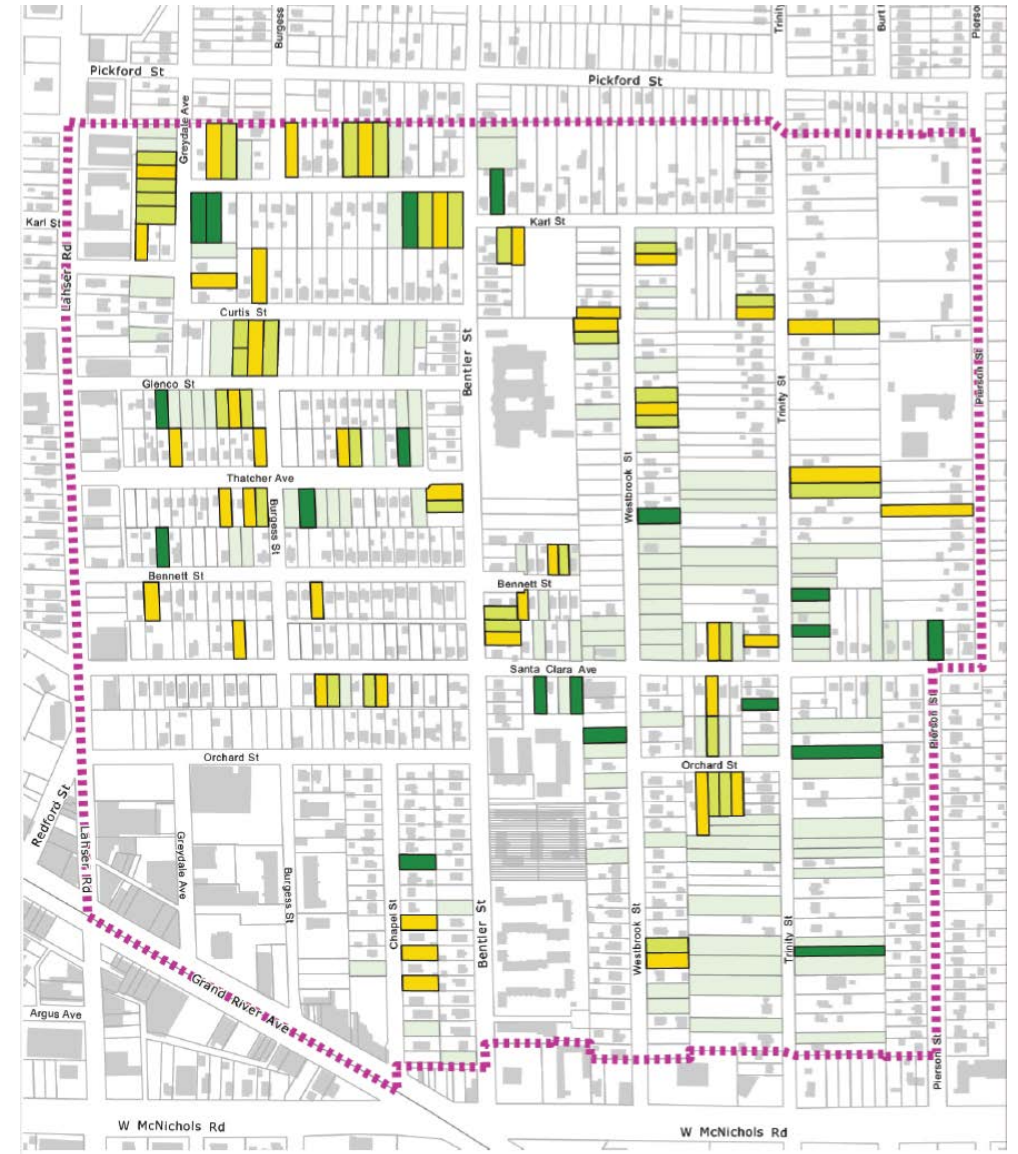


DLBA Inventory



Proposal Elements

- Demolition of structures that cannot be rehabbed
 - Developers to make final determination
- Rehabilitation of vacant structures
 - Approximately 45 homes
 - 20% of units must be affordable to households earning up to 80% of AMI
- Landscape maintenance of vacant lots
 - Blight removal is priority, but proposals with additional programming, amenities, and/or landscape treatments are encouraged
 - Prioritize lots adjacent to rehabbed homes



Proposal Submission and Evaluation

- Proposal summary sheet (Attachment D)
- Project description and proposal
- Financing and implementation
 - Identify anticipated sources and public subsidy requests
 - Joint proposals with Holcomb School component should provide separate financial analyses
- Development team and performance history – Master Developer Role
- Selection criteria:
 - Development Strategy and Methodology: 20 points
 - Project Design: 20 points
 - Financial Capacity: 20 points
 - Team Experience: 20 points
 - Local Hiring and Participation: 10 points
 - Bid Price: 10 points

Design Guidelines

- *Activate the Public Realm*
- *Promote Sustainable and Equitable Development*
- *Contribute to Neighborhood Safety*
- *Celebrate Detroit's design legacy, while contributing to the city's design future.*
- *Explore new ways to live, work, and play together in the 21st century city.*

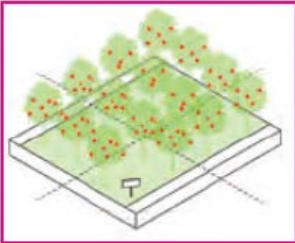


Neighborhood Framework

NATIVE HABITAT



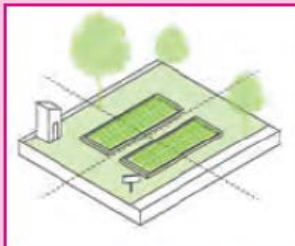
ORCHARDS



BLOCK PARK



COMMUNITY GARDEN



Connecting Art Spaces + Neighborhood places

ART LOOP



ART
INSTALLATION
SITE



TRAIL ACTIVATED
VACANT PARCEL

ROGELL SEGMENT



Old Redford Neighborhood Long-term Vision

Key Dates

- Neighborhood visit Friday, **November 3** at 2:00 pm
- Deadline for submitting questions is Friday, **December 1**
 - All requests for clarification and/or information should be submitted via email to Holcomb@detroitmi.gov
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Questions



