

BAGLEY & 16TH
PRIME CORKTOWN DEVELOPMENT OPPORTUNITY
Approximately 29,403 Sq. Ft.



**2420 Bagley Ave., 1729 16th Street, and 1725 16th Street,
Detroit, Michigan 48216**



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Property Overview

The City of Detroit's Housing and Revitalization Department (HRD) and Planning and Development Department (P&DD) seek a qualified entity to design and construct new mixed-use, mixed-income housing in the Greater Corktown/Mexicantown area.

The development site is located at 2420 Bagley Ave., Detroit, MI, at the intersection of Bagley Ave. and 16th street. The site is comprised of three parcels (2420 Bagley Ave, 1729 16th Street, and 1725 16th Street) measuring approximately 29,403 square feet, or 0.68 acres. The City of Detroit seeks a new, well-designed development that will build upon the inherent strengths of the site and integrate the site seamlessly with the surrounding neighborhood.

The successful Respondent will:

1) demonstrate a strong track record in delivering quality projects on time, 2) have significant mixed-use development expertise coupled with a commitment to creating quality, well-designed affordable housing, and 3) provide an affordable housing program that includes a minimum 20% rental set-aside for households making 80% of area median income or lower, with at least 50% of the total units being made available for rent.

This Request for Qualifications (RFQ) is intended to retain a qualified development team for the acquisition and development of the Bagley & 16th site as a signature, sustainable development that provides enhanced connectivity between Southwest Detroit and Corktown, acts as a gateway to Greater Corktown/Mexicantown, and fills in gaps along a pre-existing, strong commercial corridor while providing much needed housing near amenities.



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Property Overview (Cont'd.)

Respondents are asked to submit a response packet that includes the following:

- Letter of intent, which includes a narrative of the Respondent's approach to developing the site, including unit mix and proposed affordability.
- Experience and levels of responsibilities within the development and design team
- Project financials based upon schematic site plan provided in Attachment B
 - the provided schematic site design is to be used as a guiding tool in the submission process
- Preliminary project schedule/ strategy for developing the site



Area Overview

The site is bounded by Bagley Ave. to the south, 16th Street to the east, 17th Street to the West, and Newark Street to the north (the “Property” or the “Bagley & 16th site”).

The Bagley & 16th site sits at the eastern edge of greater Corktown/Mexicantown, with views of the Michigan Central Station. With Ford Motor Company’s acquisition of the former Train Station, along with other area acquisitions, this site has become exponentially more desirable. Through the Planning and Development Department’s West Vernor planning study process, this property was identified as a development opportunity site. In October of 2016, The City of Detroit’s Planning and Development Department released a West Vernor / Southwest Detroit Neighborhood Framework Plan Request for Proposal focused on residential development, streetscape design, viaduct repairs and truck traffic review for the area generally bounded by the train track to the east, Dix St. to the north, Woodmere Cemetery and Patton Park to the west, and I-75 freeway to the south. As a result of the study, two major improvement zones were identified. The first zone is around the Springwells St. and Vernor Hwy intersection and the second zone spans the center of Corktown/Mexicantown at 23rd street and Bagley Ave. Within the Corktown/Mexicantown zone, several City owned housing sites were identified for real estate development. The Bagley and 16th site is a top priority given its location, impact on an increasingly strong commercial corridor, and financial feasibility.

In order to support the Greater Corktown/Mexicantown neighborhood, the City of Detroit Planning and Development Department has identified near term streetscape improvements along the stretch of Bagley from 16th to 21st and from 24th to Scotten for construction in 2019.



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Area Overview (Cont'd.)

The site is located on a strong, pre-existing commercial corridor with restaurants, bars, a theater, a recreation center and grocery store. Clark Park, several Mexican restaurants, Corktown, and the West Riverfront Park are within a five minute drive from the site. The area surrounding the site has amenities including 3 schools, providing walking distance education.

Site Context Area

The Bagley & 16th site is situated on the eastern edge of Greater Corktown/Mexicantown. The West Vernor Planning Study area, which encapsulates the Greater Corktown/Mexicantown, houses the largest Latino community (~60% of population) in the city. This heritage is reflected in community cultural traditions, businesses, language and other aspects. The area is characterized by Mexican restaurants, bakeries and amenities. The Southwest neighborhood is made up of primarily owner-occupied homes. Southwest Detroit has several major amenities such as Clark Park, Patton Park, Riverside Park, and two recreation centers. Development in this area should be sensitive to the cultural context of the neighborhood.

Generally speaking, the Southwest Vernor planning study area is one of the most densely populated parts of the City of Detroit. The corridor has a population density of 8,328 people/sq.mi., well above the City's average of 5,136 people/sq.mi. Southwest Vernor is exceptionally strong when it comes to walkable assets such as transportation, commercial activity, and educational institutions .

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Area Overview (Cont'd.)

The Greater Corktown/Mexicantown area has increasingly become an area of strength within the City of Detroit. Between 2009-2013, between 90%-100% of the population living in the Bagley & 16th site census tract were employed. According to Detroit Future City's most recent report, 139 Square Mile Report, the Bagley & 16th census tract has seen up to a 5% increase in population between 2010 and 2015. Property values in the Bagley & 16th census tract have increased more than 100% since 2014 with home values hovering between \$90,000-160,000.



Program Requirements

Program Requirements

To better convey the vision of the development of this site, the City of Detroit, through the West Vernor planning study, secured the services of a planning team to conduct a design exercise in order to develop a workable concept for the site, provided in Attachment B. This concept was vetted to a schematic level of design that demonstrates site capacity, and should be utilized as a guide for site planning. ***These options reflect the City of Detroit's vision for the site and are not intended to directly prescribe site development.***



Evaluation and Selection Process

Evaluation Process

A Selection Committee (the “Committee”) will be established to review submissions. The Committee will consist of representatives from HRD, PDD, Detroit Economic Growth Corporation (DEGC), and one community stakeholder representatives. 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.

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Submission Process and Timeline

<u>SCHEDULE</u>	<u>DATE</u>
Release Date:	June 26, 2018
Pre-Submission Conference:	July 10, 2018
Proposal Submission Deadline:	August 14, 2018
Selection of Preferred Developer List:	August 24, 2018
Shortlist Interviews:	September 4-7, 2018
Final Selection/Recommendation:	September 14, 2018

Directions for Submissions

To be considered, all RFQs must be received by 5:00 P.M. EST on August 14, 2018. The responsibility of submitting the RFQ rests entirely with the Respondent to the RFQ.

Submissions may be made electronically in an 8.5x11 (plans no larger than 11x17) PDF format via email to parker@summitcommercialllc.com, or delivered to Summit Commercial, located at 7700 Second Ave. Suite 300, Detroit, Michigan 48202. Hardcopy submissions must include three copies of the materials.

Proposals sent by overnight delivery service will be considered timely if the date stamped is at least one (1) day before the 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 place, in the required form, by the required submission time will be ineligible for consideration. Faxed submissions will not be accepted.

Once received by HRD, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to parker@summitcommercialllc.com. Responses 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.

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Submission Process and Timeline (Cont'd.)

All expenses involved in the preparation and submission of the RFQ to the City of Detroit or any work performed in connection therewith shall be assumed by the developer. 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 developer prior to the commencement of work.

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



Property Description

Address:	2420 Bagley Ave., 1726 16th St., And 1725 16th St. Detroit, Michigan 48216
Location:	NWC Bagley and 16th Street
County:	Wayne
Zoning:	The Property is currently zoned M4 and will require rezoning to accommodate a mixed-use program. The City recommends SD2 zoning.
Land Size:	Apprx. 29,403 square feet, or 0.68 acres
Asking Price:	\$440,000.00 (\$14.96/AC)
Property Features:	<ul style="list-style-type: none">– Property borders both Corktown and Mexicantown– Ford Motor Company recently announced the acquisition of the Michigan Central Station, which is one block away from site– This area will soon see expansive investment. In addition to Ford’s recent acquisition, The City of Detroit and Invest Detroit established a \$30M fund as a revolving loan and grant tool to support the revitalization of Detroit neighborhoods. In Southwest Detroit, the fund will support 3 -4 projects in the Southwest Microdistrict.– The City of Detroit will implement streetscape improvements along Bagley Street from 16th street to Scotten Street. In 2019, the eastern part of Bagley Street (directly out front of the Bagley & 16th site) will see safer crosswalks, street trees, and street lights.

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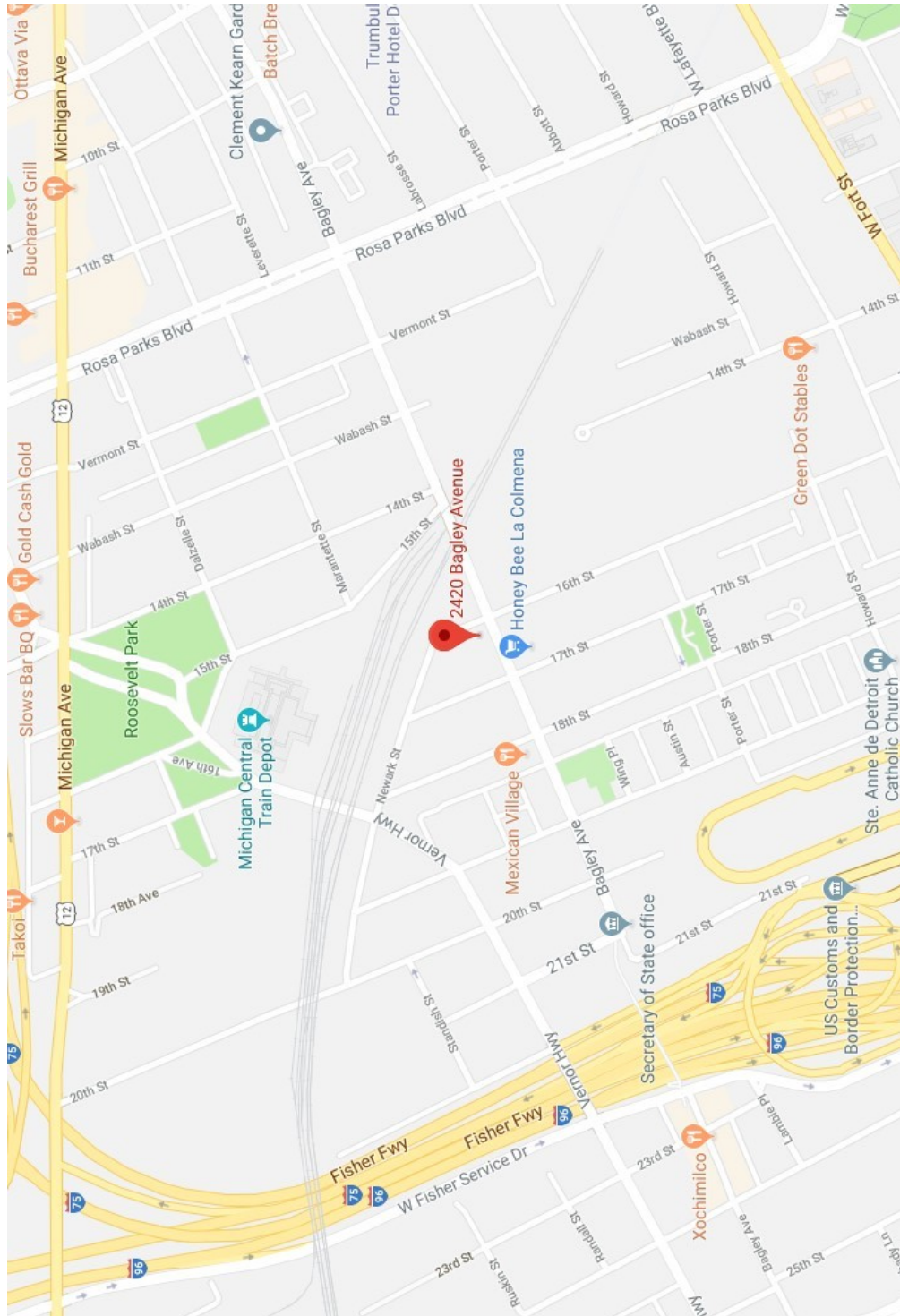


Property Description (Cont'd.)

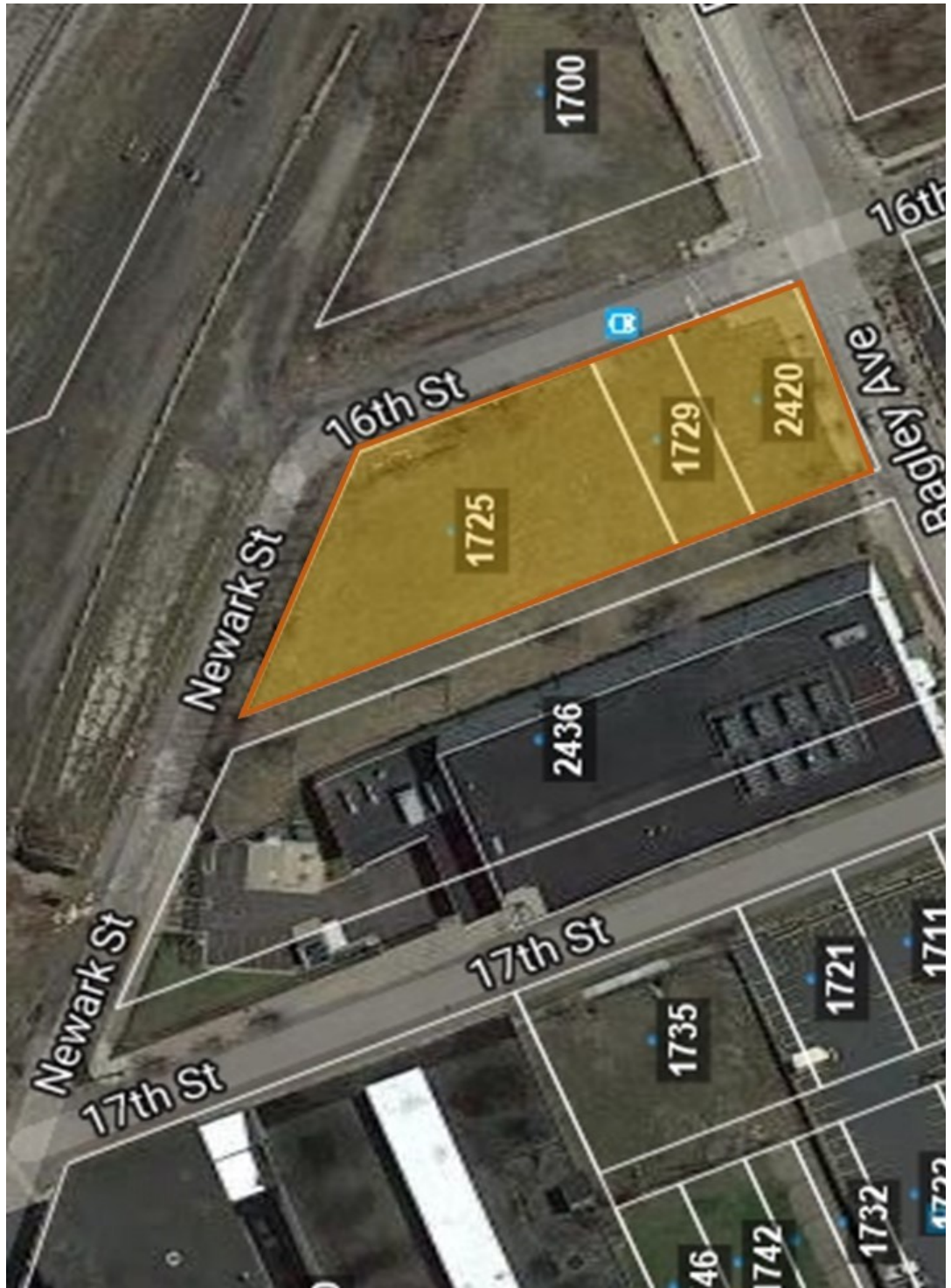
- Close proximity to numerous retailers:
 - **Our Detroit** – local, woman-run vodka bar and distillery.
 - **Fist of Curry** – Indian inspired restaurant.
 - **Honey Bee La Colmena** – DEGC Green Grocer Project. Full service grocery store with a full selection of fresh fruits and vegetables, meat, seafood and delicatessen goods, a wide range of supermarket staples, including canned and frozen goods, and a large selection of Central American ingredients.
 - **Green Dot Stables** – restaurant specializing in gourmet slider-style burgers.
 - **Detroit Farm and Garden** – store that provides quality gardening, farming and landscape resources to Detroit's communities.
 - **Matrix Theater** – An affordable, and inclusive professional and educational theatre that addresses issues of community concern.
 - **Mexican Village** – Detroit's oldest Mexican restaurant, serving traditional Mexican food.
 - **Johnny Noodle King** – Japanese noodle shop opened in 2014.
 - **Vernor Café** – Motor City Match cash awardee. The space will house a café, practice space of musicians, and an art gallery.



Location Map



Parcel Map



Aerial View



Site Photographs



List of Attachments

- A. Guiding Development Principles
- B. Development Program and Site Design Study



Attachment A

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. Buildings 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.

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Attachment A (Cont'd.)

Sustainable and Equitable Development

1. Provide a diverse residential stock and density at a variety of price points, ownership types (i.e., rent, own), housing types (i.e., lofts, flats, apartments), and a minimum balance of 80% market rate and 20% affordable units.
2. Densities shall support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
3. Design for environmental sustainability - both in the natural (i.e., wet lands, natural plant species) and built environment (i.e., storm water mitigation, LED lighting, renewable energies).

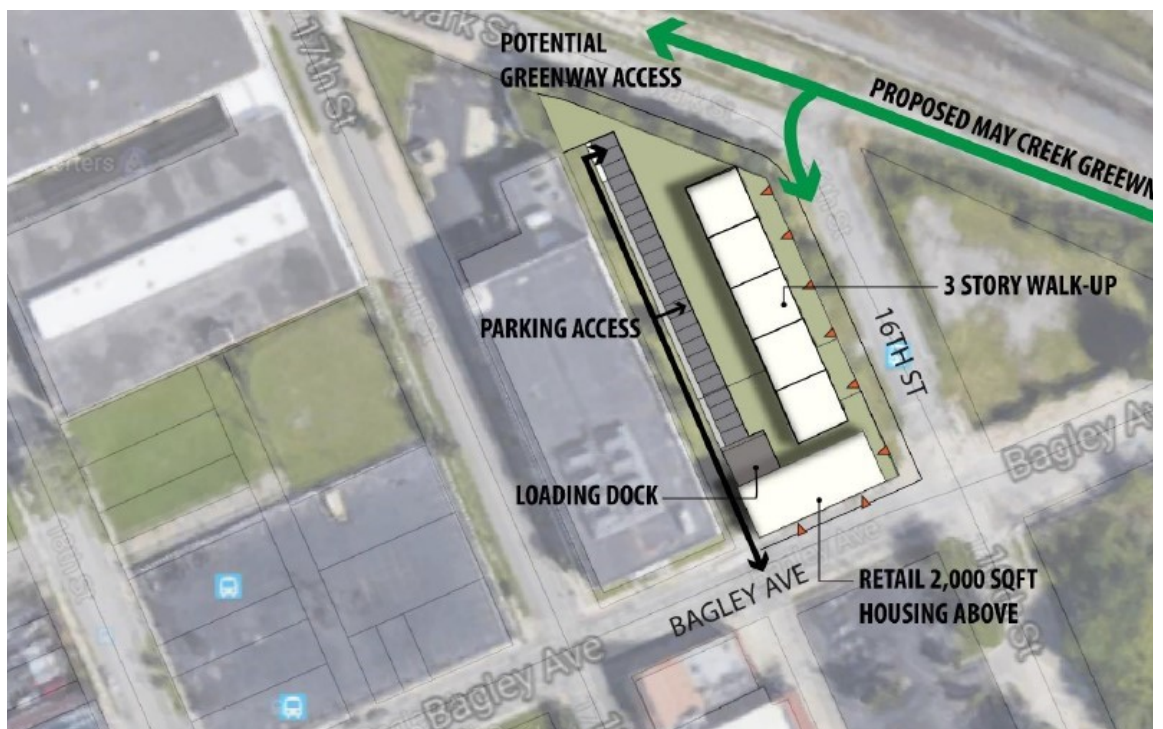
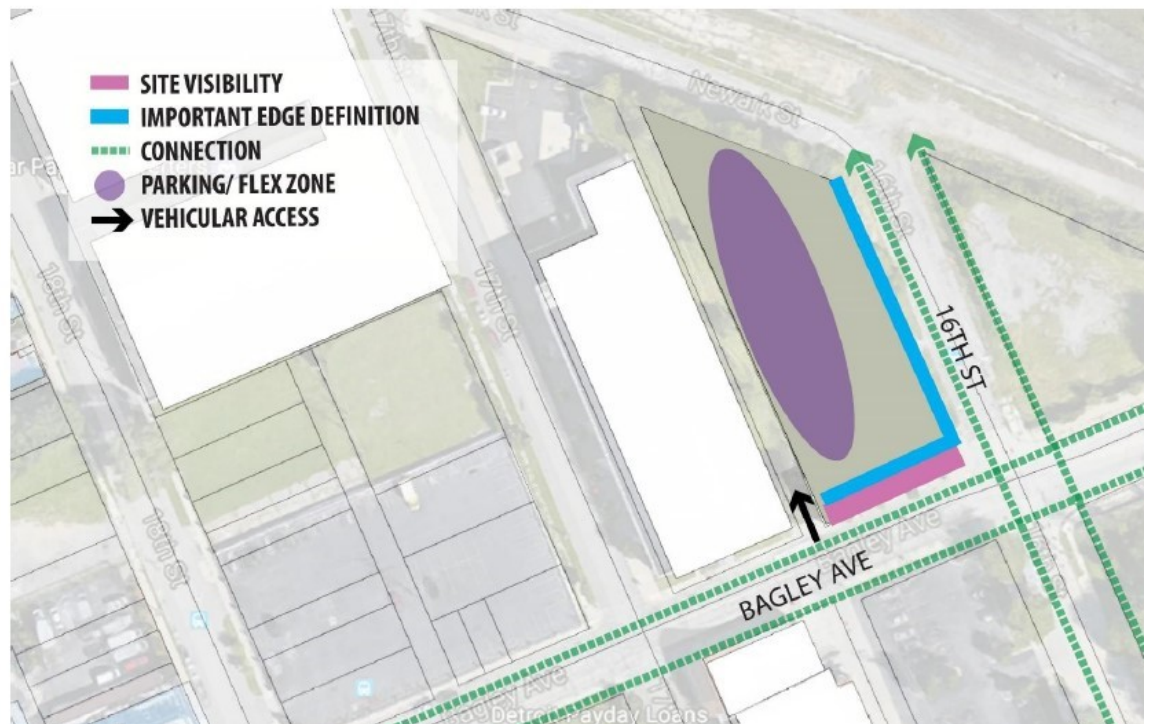
Parking

1. Minimize land surface area dedicated to parking in order to maximize the site for development.
2. Parking shall not be designed fronting a street without sufficient screening and buffering, subject to the approval of P&DD. Furthermore, parking shall be buffered with screening, buildings, or landscape.
3. Parking lots shall be screened from upper unit views, with trees or trellises.
4. Vehicular access should be located so as to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys, where possible.
5. Bicycle parking should be located so as to minimize, if not avoid, conflicts with pedestrians, utilizing alleys and adequate shelter, where possible.



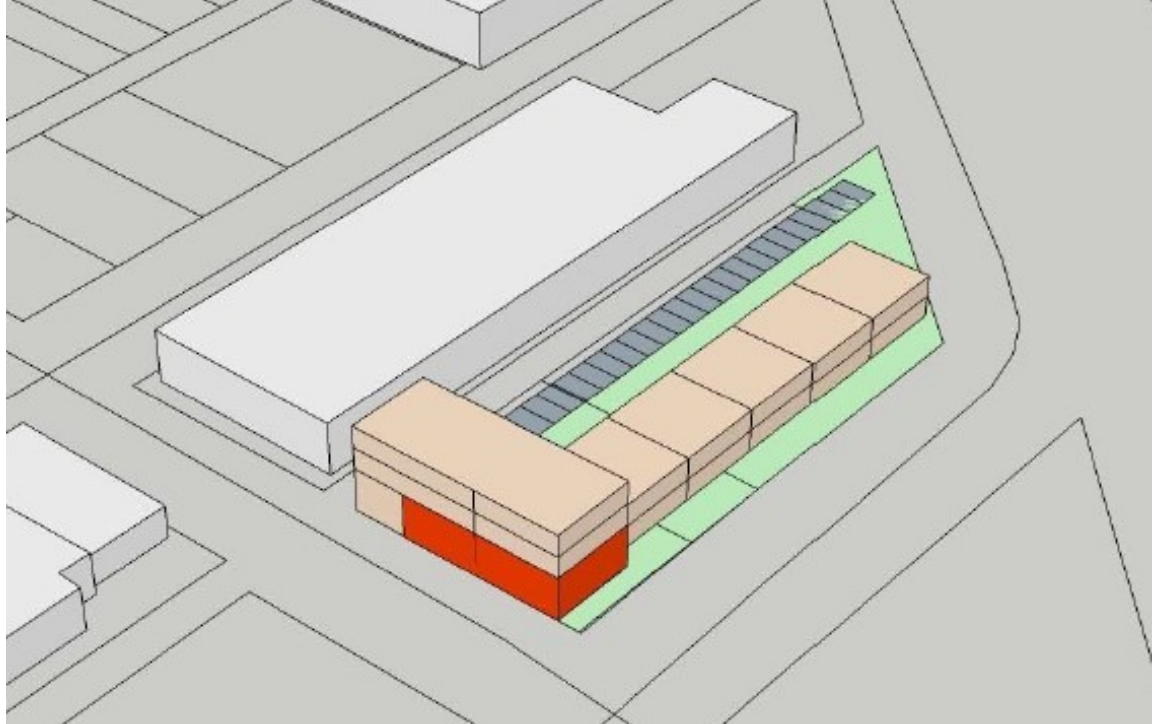
Attachment B

Development Program and Site Design Study



Attachment B (Cont'd.)

Development Program and Site Design Study



(Massing Pic)