



# REQUEST FOR PROPOSALS

**Archdale Street Properties**  
Detroit MI 48228

**Marketing Open:**  
September 16, 2022

**Bids Due:**  
November 18, 2022, 5:00pm EST

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## OBJECTIVE

The City of Detroit’s Housing & Revitalization Department is seeking proposals from qualified organizations or individuals to develop vacant, city-owned property which is located near the intersection of W Warren & Southfield Rd on Archdale Street. Currently vacant, this site yields tremendous potential as it falls within Warrendale - Cody Rouge Strategic Planning Area along a corridor that has millions invested through philanthropic and municipal funding planned from 2022 to 2025.

The site, located on Archdale just south of former Ruddiman School, close to W. Warren Avenue & Southfield Rd. is just a short walk to the W. Warren Avenue streetscape improvements currently underway. Nearby neighborhoods include the Warren Avenue Community and the Warrendale neighborhood. The parcel is zoned R1 and is approximately 1.5 acres. The subject property has the potential for mixed use, multi-family, cooperative/communal housing, as well as senior housing with plenty of development space for parking. It is probable that the subject site will require a zoning classification change (rezoning) to permit for desired uses. The City will assist the selected developer through the entitlement process as necessary.

## PROPERTY OVERVIEW



context map

The City of Detroit seeks a highly qualified and experienced development team that can demonstrate affordable housing project completion, mixed-use projects that exemplify community & neighborhood character, and bringing value added amenities. The subject property has the potential for mixed use, multi-family, cooperative/communal housing, as well as senior housing. Additionally, community input from the recent Warrendale Cody Rouge Framework plan emphasizes a need for attracting new businesses & jobs to the community, some of the community suggestions are listed below:

- Food & grocery stores, including establishments selling fresh fruit & vegetables
- Laundry & dry-cleaning commercial services
- Youth Entrepreneurship & employment opportunities
- Bike shops & sporting goods stores
- Worker owned cooperatives

The parcels included form a boundary with a single continuous property to the north, on either side of Archdale Street that forms a dead end. A portion of Archdale Street could be adjudicated to suit development. There is additional privately owned parcel ( 22072179.) that may be purchased for full site control along this block, and to expand the design of the site.

Location: Archdale Street near W. Warren Avenue  
 Community: Warren Avenue Community  
 City: Detroit  
 Zoning: R1  
 Acreage: 1.2 acres



site map

PARCEL #	STREET ADDRESS
22072174.	7263 Archdale
22072175.	7257 Archdale
22072176.	7251 Archdale
22072177.	7241 Archdale
22072178.	7235 Archdale
22070922.	7226 Archdale
22070923.	7234 Archdale
22070924.	7240 Archdale
22070925.	7248 Archdale
22070926.	7256 Archdale
22070927.	7262 Archdale

# AREA OVERVIEW

The Archdale vacant lots are located within one of the City of Detroit's Strategic Neighborhood Fund (SNF) areas and is within proximity to Detroit's West Warren Avenue & Southfield Freeway area communities. The site is bordered by single-family homes on the east and south, and the Ford Rd. commercial corridor along the north and west borders. The area is a rich cultural mix of ethnicities including African American, Middle Eastern & Arabic, and European. Some attributes include neighborhood retail, destination restaurants, Detroit Public School educational campuses, diverse housing, and a thriving cultural ecosystem.

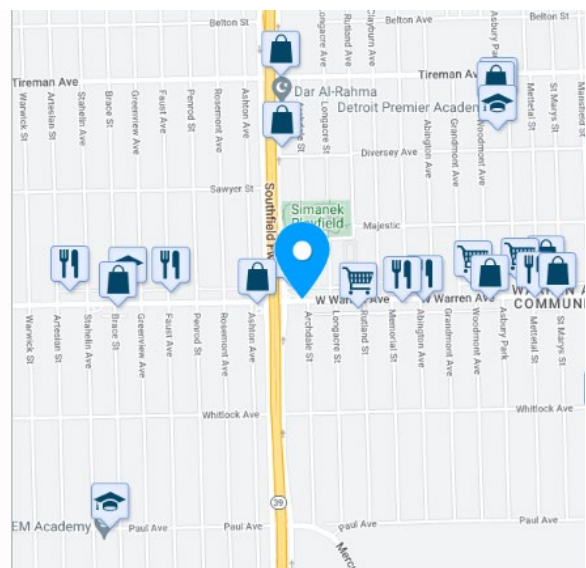
In addition to its significant single-family housing stock, Warren Avenue & the Warrendale neighborhood feature higher density residential homes, multi-story apartments, along with independent retail and walkable streets and blocks. The site is also within blocks of planned developments for the W. Warren streetscape, commercial business façade improvements and Simanek Park; bringing a vibrant mix of visitors and neighborhoods to the Detroit area. A map of SNF projects in the surrounding area is included below.



map of Warrendale Cody Rouge Planning Area



WalkScore.com Data



## PROPOSAL REQUIREMENTS

All proposals should contain the information specified below. Incomplete submissions will not be reviewed by the committee. A scoring rubric can be found on page 8 & 9. Each proposal MUST include the following items:

- Cover Sheet. Proposer shall submit with its proposal the signed Request for Proposal (RFP) Cover Sheet.
- Development Vision. A detailed description of the vision for development and operation of the property.

The development vision should also include the following:

### 1. Proposed Project Summary

- a) A description of the Project's goals and how they will be achieved and monitored, aside from the purchase (and potential development) of the site
- b) Discuss the feasibility of maintaining the property, and feasibility of managing the property long term of each entity involved
- c) Plan to complete all developments to the property including, but not limited to:
  - a. Estimated total cost of project/renovations including floor plans
  - b. Project schedule
  - c. A detailed pro forma for the project that includes operating assumptions  
Include all entities involved and proposed sources and uses of funding that include: (1) grants, (2) loans, (3) other governmental sources of funding, (4) rental income for each unit type and (5) when each source of funding is expected
- d) Plans for community engagement

*Note: competitive applicant plans will demonstrate how renovations will mitigate the spread of COVID-19 among vulnerable populations*

### 2. Target Population

- a) Provide details on the target population, services that will be offered at the site, and income levels that will served
- b) Provide information on services in the community that will benefit the target population, including transportation, health care services, and grocers. Provide insight on how the target population will know that affordable housing and/or services are available
- c) A detailed description of any services that will be offered to assist vulnerable populations.

### 3. Written Statement of Experience

- a) Applicant should demonstrate approximately five (5) years of experience in successfully owning and/or managing similar properties. The statement should include three (3) examples of similar properties and address the following:
  - i. Location of property
  - ii. Number of units and construction type (garden, walk-up, scattered site, hi-rise)
  - iii. Any government assistance and type of assistance, i.e., project-based assistance tenant-based voucher assistance, low-income housing tax credits
  - iv. Initial physical needs of property and how they were addressed
  - v. The social needs of each property and how they were addressed
  - vi. The economic needs of the property and how they were addressed

## KEY DATES

Marketing Open: September 16, 2022  
Bids Due: November 18, 2022

## SUBMISSION & SELECTION PROCESS

Please send all proposals to:

Mr. Delorean Holmes, West Region Development Director  
City of Detroit Housing & Revitalization Department  
Public Private Partnerships Division  
Delorean.Holmes@detroitmi.gov

A Selection Committee (the "Committee") will be established to review submissions. The Committee will consist of representatives from the City's Housing & Revitalization Department. Additionally, the Committee may seek assistance from selected consultants. Interviews will be conducted by the selection committee. The submission of a proposal with all the requested information does not guarantee the Respondent will be a candidate for an interview. The Committee reserves the right to contact references and verify material submitted in any proposal.

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).

# SCORING RUBRIC

Scoring is based on applicant's ability to respond to each of the Proposal Requirements outlined on page 8.

## PROJECT SUMMARY

*Proposed project falls within reasonable timeline and is financially feasible. Plan includes:*

Management plan	
Financial Assumptions	
Floor Plans	/25
Project Schedule	
Covid-19 Protocols	

## TARGET POPULATION

*Proposed project includes detailed summary of targeted population that will be served on-site. Plan includes:*

Detailed summary of services to be offered on-site	
Details on how project location is beneficial for targeted population	/25
Outline of monitoring plans	
Description of partnerships in place	

## TEAM EXPERIENCE

*Proposed Team is qualified and demonstrates at least five years of experience managing similar properties. Written statement of experience includes:*

Examples of similar projects	
Evidence of similar populations served	/50
Details on processes in place to ensure project completion & success	