BAGLEY & 16TH

REQUEST FOR QUALIFICATIONS
PRE-SUBMISSION CONFERENCE
JULY 10, 2018

WEST VERNOR/SOUTHWEST

PROJECT SITE

COMPLETED

1. **Honey Bee Market Expansion**
   2443 Bagley Ave
   (Bagley & 17th St.)
2. **Our Detroit**
   2545 Bagley Ave
   (Bagley & 18th St.)
3. **Huron Room**
   2547 Bagley Ave
   (Bagley & 18th St.)
4. **MoGo Bike Share Station**
   Total of 3 stations
5. **El Club**
   4114 Vernor Hwy
   (W. Vernor & Palms St.)
6. **W. Vernor Streetscape**
   Clark St. to Woodmere

NEAR-TERM

7. **The Murray**
   4004 Porter St.
   (Porter St. & Hubbard St.)
   Units: 7
   Start Yr: 2018
8. **Vernor–Hubbard**
   4060 - 4000 W. Vernor Hwy.
   Units: 44 Units
   Start Yr: 2018
   Retail: 9,000 sf
9. **Bagley & 16th**
   2436 Bagley St.
   Units: 20+ Units
   Start Yr: 2019
   Retail: 2,000 sf
10. **Clark Park Lighting**

FUTURE DEVELOPMENT SITES

11. **Apartment Rehab**
    347 W. Grand Blvd
    (W. Grand & Porter St.)
    Units: N/A
    Start Yr: N/A
12. **Toledo & Grand**
    3600 Toledo St.
    Units: 110
    Start Yr: 2020
    Other: Park
13. **Vinewood & Bagley**
    1580 Vinewood St.
    Units: 9
    Start Yr: 2020
14. **Grand & Porter**
    346-362 Grand
    Units: 11
    Start Yr: 2020

LEGEND

- Invest Detroit
  Strategic Neighborhood Fund Micro District
- Schools

N

WEST VERNOR/SOUTHWEST

STREETSCAPES - BAGLEY

STREETSCAPES - VERNOR

PARKS – CLARK PARK

ZONING – MIXED USE

W. VERNOR CORRIDOR

Neighborhood Framework 1-3 Year Implementation Plan Summary

MULTI-FAMILY DEVELOPMENT

- Bagley & 16th Site Released via RFQ
- Renovation of the Murry Townhomes
- Future Project at Hubbard / Vernor
- Totals 94 new units of housing and 10K of retail

SMALL BUSINESS DEVELOPMENT

20
Motor City Match Buildings

14
DEGC Supported New Retail

5.9K
SF OF RETAIL DEGC Retail Attraction

STREETSCAPES + MOBILITY

- Bagley Shared Street
- Vernor Streetscape Improvements
- $5.2 Million
- Construction complete 2019

SINGLE FAMILY STABILIZATION

Up To

44

Single Family Rehabs

PARKS & OPEN SPACE

- Lighting within Clark Park
- Renovations to existing park
- Addition of plaza and splash pad
- $3.5 Million
- Construction complete 2019

POLICY INITIATIVES

LOCAL TRUCK ROUTES

NEW ZONING CHANGES

CITY WALLS MURALS

For more detailed information

VISIT

www.detroitmi.gov/west-vernor

THE CITY OF DETROIT
WELCOMES YOU TO A PUBLIC
ANNOUNCEMENT FOR:

GREATER CORKTOWN FRAMEWORK

MONDAY JULY 2, 2018

IBEW
1358 Abbott Street
Detroit, MI 48226

UPDATED

GREATER CORKTOWN FRAMEWORK SCOPE MAP (06 JULY 2018)

2. GRAND RIVER

ROSA PARKS BLVD

8. NAGEL PARK

TEMPLE

3. MOTOR CITY CASINO

1. NORTH CORKTOWN

TRUMBULL

PAL

FORD

6. MICHIGAN AVENUE

8. ROOSEVELT PARK

HIST.

4. HISTORIC DISTRICT

7. FORD

8. DEAN SAVAGE MEMORIAL PARK

6. CORKTOWN/ WEST RIVERFRONT

FORT

8. WEST RIVERFRONT PARK

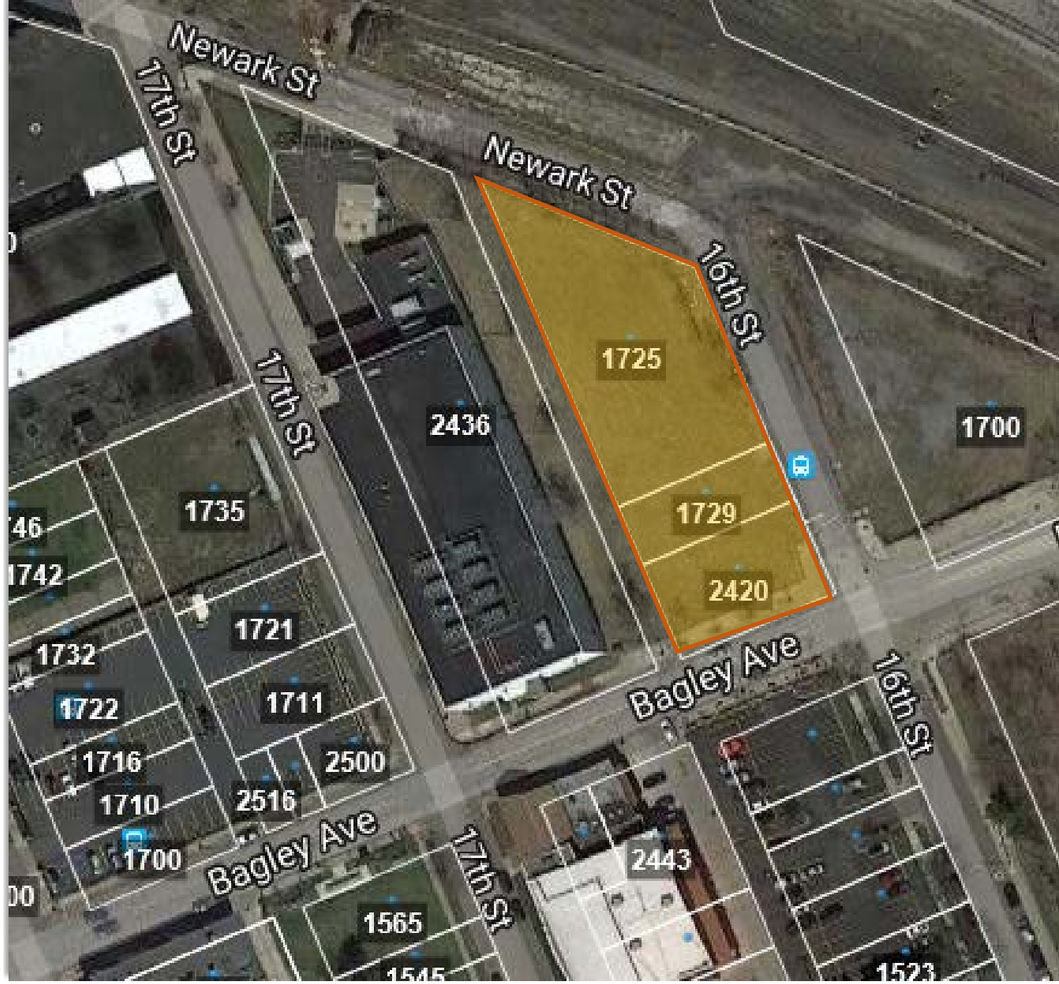
PROJECT SITE

1. North Corktown Form-based Code For Residential Mixed Used/ Public Space Neighborhood Plan
2. Corridor Study For Grand River/ Intersection Of Grand River And Trumbull
3. Motor City Casino Area Plan (Forces On Trumbull And Temple)
4. Preservation Of Corktown Historic Districts
5. Corktown/ West Riverfront Industrial Study Area
6. Corridor And Gateway Study Of Michigan Avenue
7. Ford Project Areas
8. Public/ Open Space

RFQ REQUIREMENTS

- RFQ VS. RFP
  - FIRST RFQ RELEASE
  - WHY WE CHOSE RFQ INSTEAD
  - HOW THIS IS BENEFICIAL TO YOU (THE DEVELOPER)

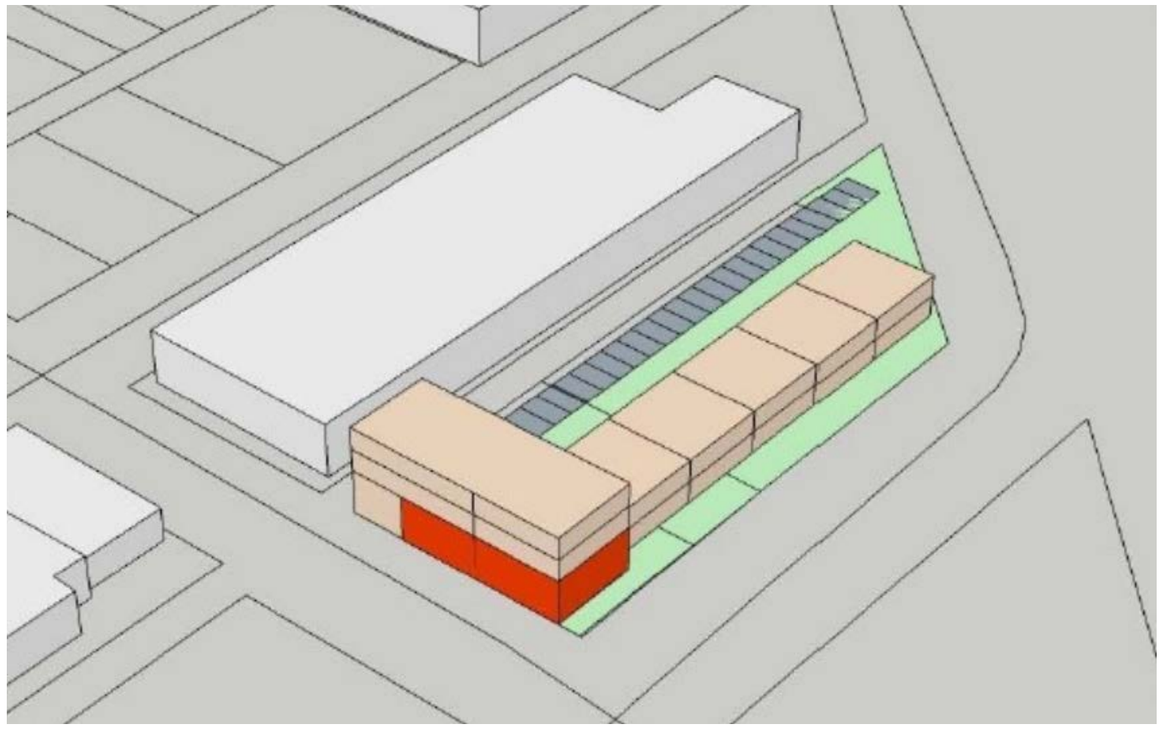
SITE CONTEXT



PROPERTY ADDRESS	2420 BAGLEY AVENUE 1726 16TH STREET 1725 16TH STREET
SIZE	APPROX. 29,403 SF
ACREAGE	0.68 ACRES
ASKING PRICE	$440,000.00 ($14.96/AC)

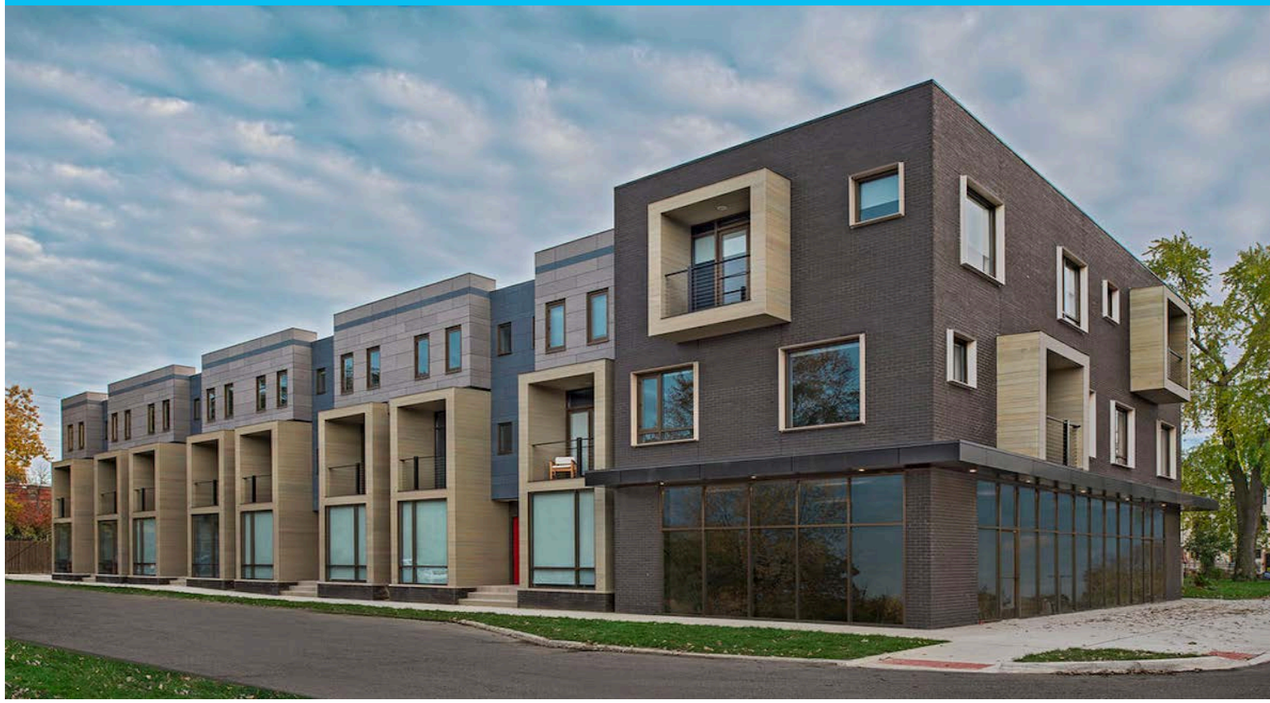
RFQ REQUIREMENTS

1. MIXED-USE
   - OPTIONAL RETAIL
2. MIXED-INCOME
   - RESIDENTIAL USE
     - AT LEAST **50%** OF TOTAL UNITS MADE AVAILABLE **FOR RENT**
     - **20% RENTAL** UNITS **AFFORDABLE** AT 80% AMI
3. WELL-DESIGNED



CITY MODERN in Brush Park

The COE in the Villages



Kercheval & Van Dyke in the Villages

COMMERCIAL/MIXED-USE/MULTIFAMILY

SUGAR HILL MIXED-USE DEVELOPMENT

COMMERCIAL/MIXED-USE/MULTIFAMILY

WHAT TO SUBMIT

1. Letter of intent
    - Narrative of approach to developing the site
    - Unit mix + proposed affordability
2. Experience + levels of team responsibilities
    - Development + design teams
3. Project financials based on schematic site plan
4. Preliminary project schedule/strategy

EVALUATION + SELECTION PROCESS

- Selection Committee
  1. HRD
  2. PDD
  3. DEGC
  4. Community Stakeholder Representative
- Strong track record
- Mixed-use development experience
- Commitment to well-designed affordable housing
  - Min. 20% rental units at 80% AMI

SUBMISSION PROCESS

- All responses must be received by **August 14, 2018 by 5:00 PM**
  - Electronic or hard copy submissions
- Bunia Parker, Summit Commercial
  - parker@summitcommercialllc.com
  - *7700 Second Ave, Suite 300, Detroit, MI 48202*
- Hard copy submissions must include three (3) copies

KEY DATES + TIMELINE

- 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 Recommendation: September 14, 2018

Q + A