



# WIGLE RECREATION CENTER

CITY OF DETROIT REQUEST FOR PROPOSALS

Pre-Submission Conference | September 28, 2016 | 1-2 pm



# AGENDA

- Overview of Neighborhood + Site
- RFP Requirements
  - Program Requirements
  - Guiding Development Principles
  - Financials + Development Timeline
- Key Dates
- Selection Criteria
- Submission Process
- Q + A

# OVERVIEW | MIDTOWN

- 98% occupancy rate (rentals)
- Whole Foods, Q-Line streetcar and Arena District within walking distance
- Selden Street corridor
  - Selden Standard
  - Will Leather Goods
  - El Moore & El Moore Gardens
  - Coronado / Cass Plaza Apartments
  - Eco Homes
  - 711 W. Alexandrine





# OVERVIEW | WIGLE REC CENTER

## FAIR MARKET VALUE

\$1.8 MM

## LOT SIZE

7.03 acres (306,227 SF)

## ZONING

SD2 – Special Development District, Mixed Use

**Largest, publicly-held, contiguous development site in Midtown**



# PROGRAM REQUIREMENTS

## 1. Residential

- diverse housing options (for sale + rental), with **at least 50% rental**
- **at least 20% affordable to households earning 80% of area median income (AMI) or lower**

## 2. Public Open Space

- minimum **1 acre of open space** – publicly accessible
- maintenance plan

## 3. High-Quality Design

- **walkable** site design
- **well-integrated** into existing street grid and community
- maintenance and repair plan

# GUIDING DEVELOPMENT PRINCIPLES

## 1. STREET GRID AND WALKABLE STREETS

- Make **strategic connections** and reintroduce 4<sup>th</sup> Street, Tuscola, and Brainard
- Consider **complete street** integration, clearly identified crosswalks, landscaped sidewalks and street trees in the design

## 2. OPEN SPACE

- Concepts for **park design** and end-user activities are welcome

## 3. REINFORCE THE PUBLIC REALM

- Built environment varied architectural expressions in a **modern style** (not meant to replicate historic structures – see examples)
- Varied setbacks and **elevation changes**
- Ground floor views into lobbies and layouts to encourage **eyes on the street**
- Buildings to face parks, streets, and open space to provide **address frontage**

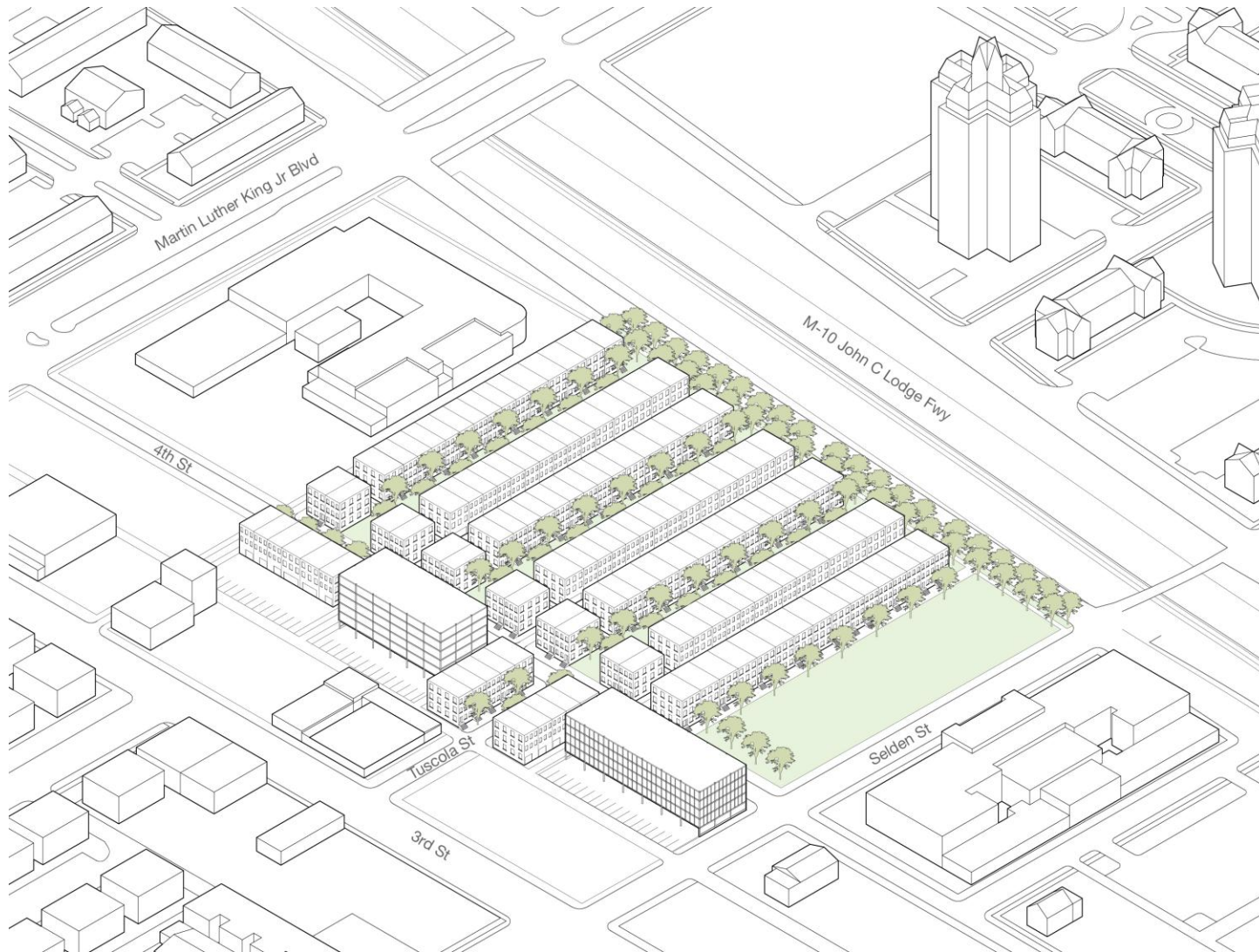
## 4. SUSTAINABLE AND EQUITABLE DEVELOPMENT

- Provide a **diverse residential stock** and density - - at a variety of price points
- 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) [www.detroitmi.gov/drainage](http://www.detroitmi.gov/drainage)
- Amenities such as **bicycle storage**

## 5. PARKING

- All parking should be **screened from view** – consider softening overhead view with trellis or greenscape
- **Minimize** paved approaches and utilize alleyways

# CONCEPT ALTERNATIVES | OPTION 1

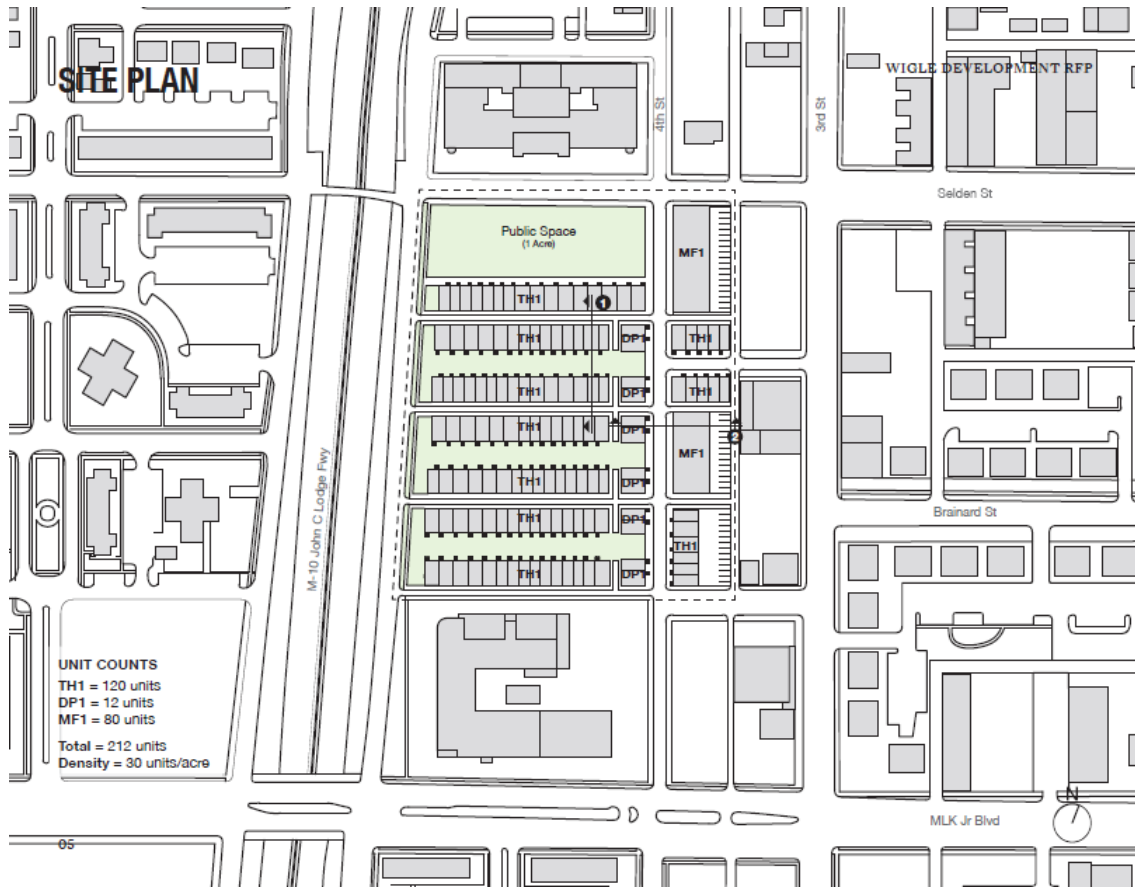


## HIGHLIGHTS

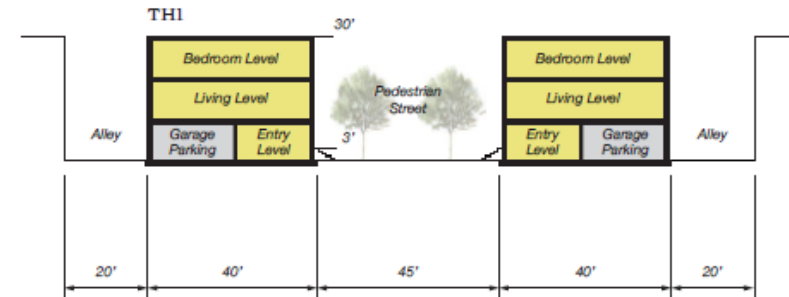
- Three story Philadelphia-styled townhouses with attached garages
- Two midrise multi-family apartment buildings
- Tree-lined pedestrian streets
- 1 acre public park



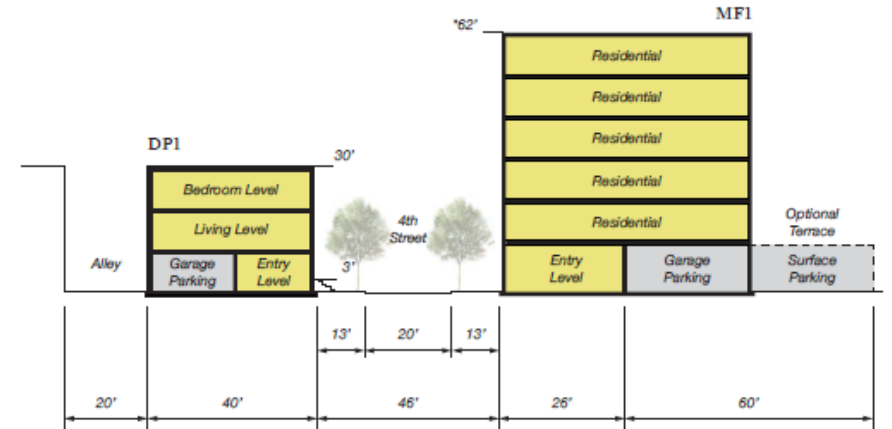
# CONCEPT ALTERNATIVES | OPTION 1



1

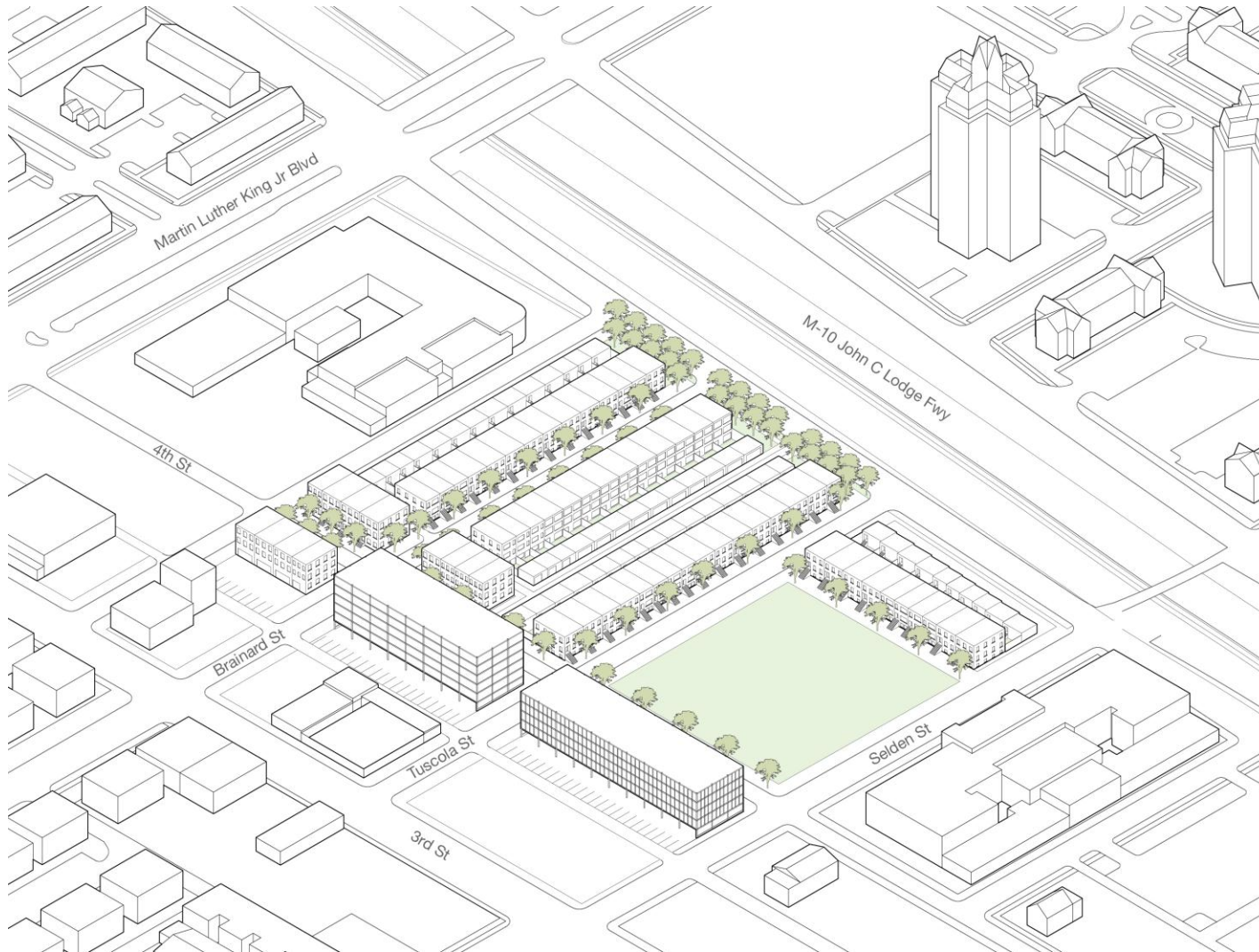


2



\*Building height exceeds current SD2 zoning. The City Planning and Development Department will work with the development team to achieve these heights if they are deemed feasible and marketable.

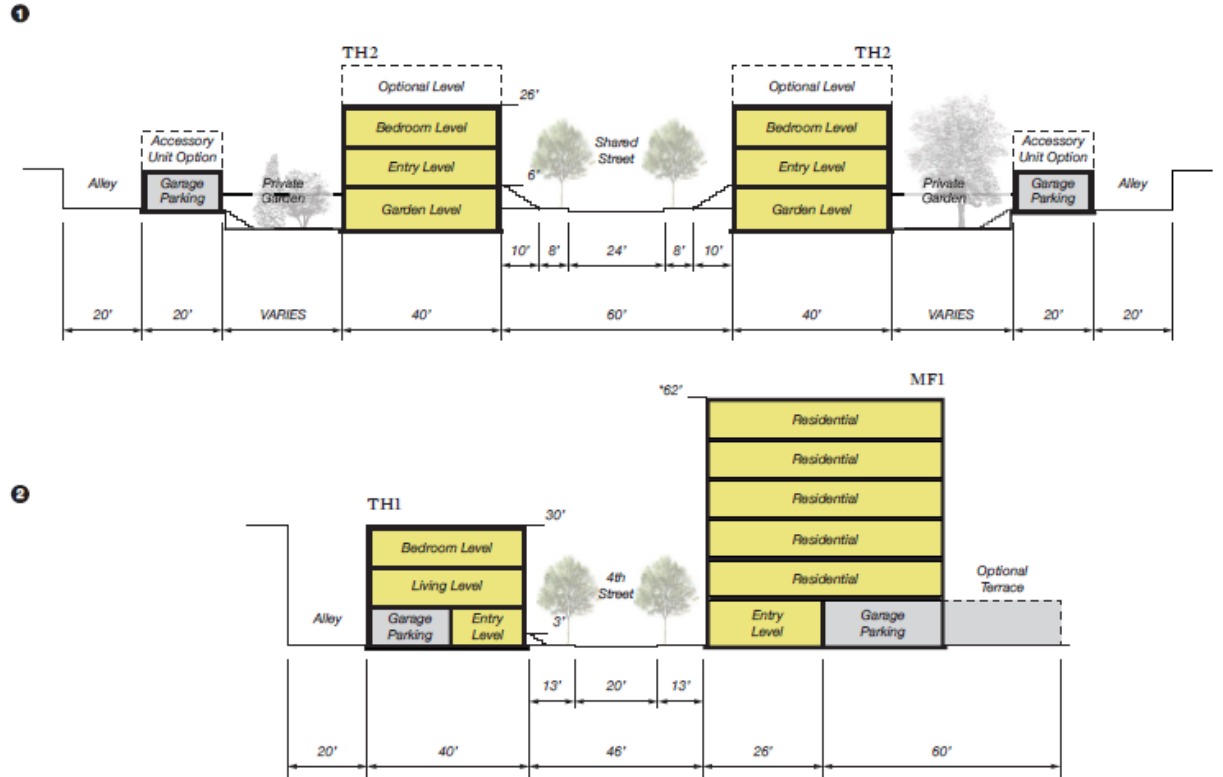
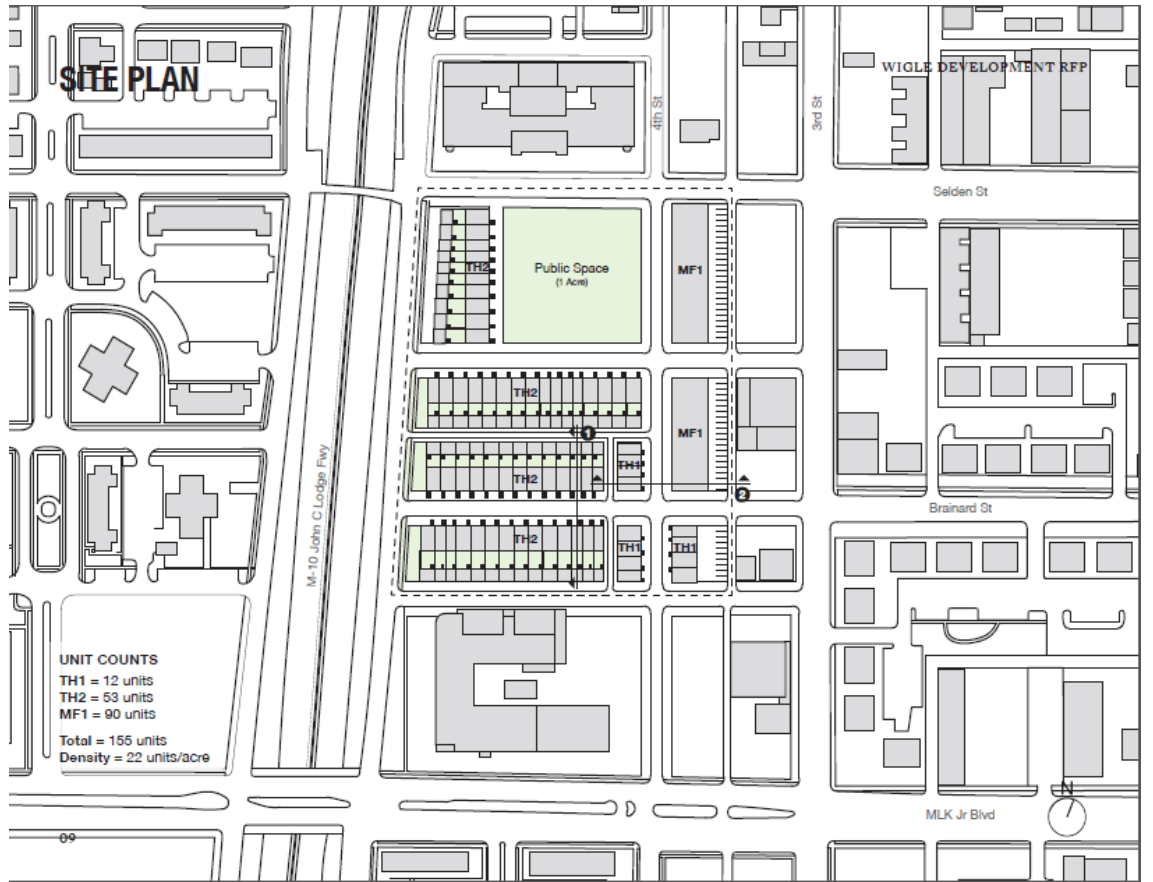
# CONCEPT ALTERNATIVES | OPTION 2



## HIGHLIGHTS

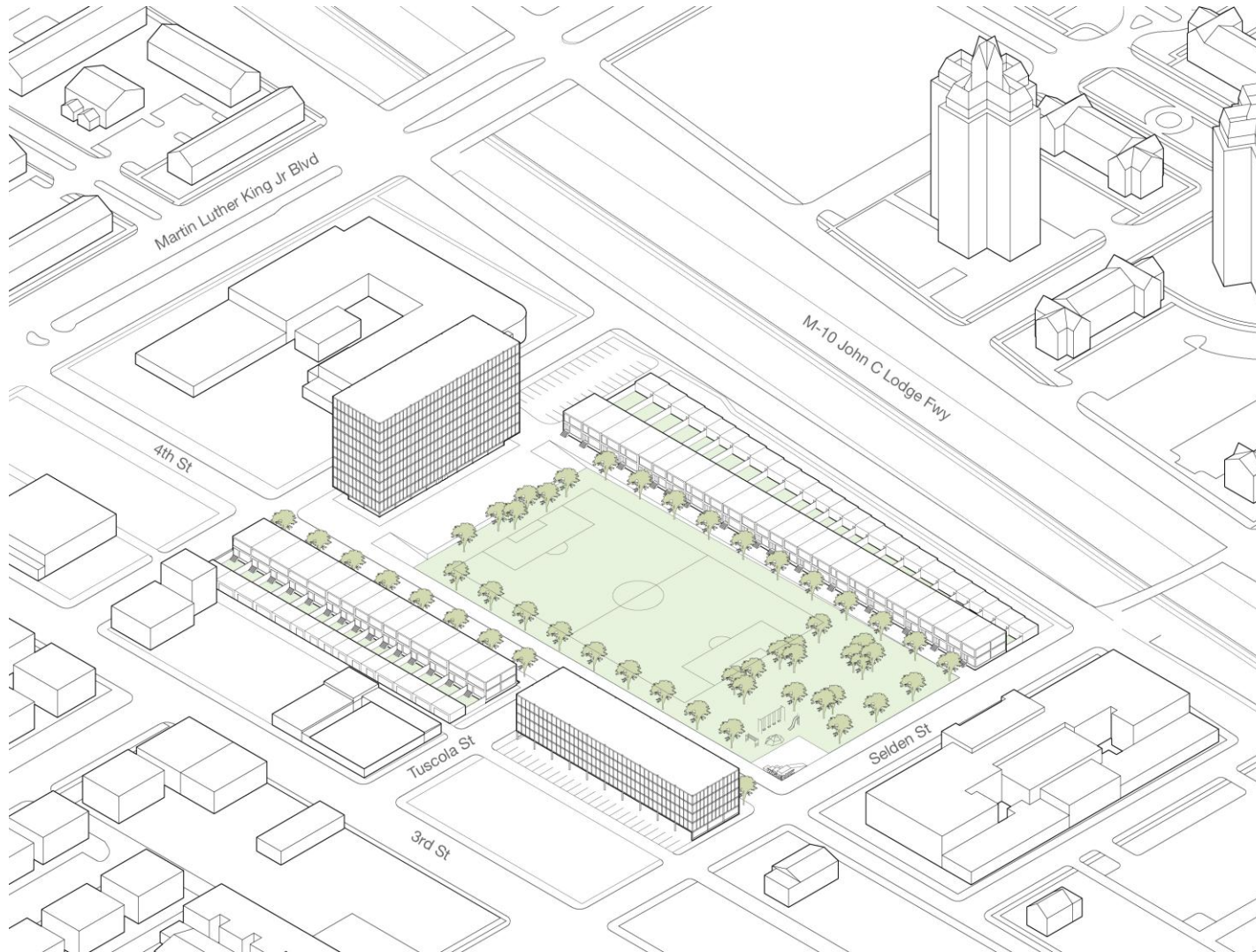
- Three story Brooklyn-styled townhouses with detached garages and private gardens
- Two midrise multi-family apartment buildings
- Reconnected street grid on Brainard, Tuscola, and 4th St.
- 1 acre public park

# CONCEPT ALTERNATIVES | OPTION 2



\*Building height exceeds current SD2 zoning. The City Planning and Development Department will work with the development team to achieve these heights if they are deemed feasible and marketable.

# CONCEPT ALTERNATIVES | OPTION 3



## HIGHLIGHTS

- Lafayette Park-styled development
- Townhouses with detached garages and private gardens
- Highrise and midrise apartment buildings flanking the park
- 3 acre public space, the largest in Midtown



# FINANCIALS + DEVELOPMENT TIMELINE

1. The min. bid price for the former Wigle Recreation Center + Playfield is **\$1,800,000**
  - each proposal must include a bid price for the Property in the submission package, otherwise it shall be deemed ineligible for consideration.
  
2. Public Subsidies
  - HOME, CDBG and LIHTC funds
  
3. A reasonable development timeline should be provided.

# KEY DATES

Release Date: September 14, 2016

- Pre-Submission Conference: September 28, 2016

**Proposal Submission Deadline: November 14, 2016**

Selection of Preferred Developer List: November 30, 2016

Shortlist Interviews: December 5-9, 2016

**Final Selection/Recommendation: December 16, 2016**

# SELECTION CRITERIA

<b>Development Strategy and Methodology</b>	<b>20 Points</b>
<b>Project Design Standards</b>	<b>20 points</b>
<b>Financial and Leverage Capacity</b>	<b>20 Points</b>
<b>Respondent and Proposed Team Experience</b>	<b>20 Points</b>
<b>Local Participation</b>	<b>10 Points</b>
<b>Bid Price</b>	<b>10 Points</b>



# SUBMISSION PROCESS

ALL RFPS MUST BE RECEIVED BY 5:00 PM EST ON MONDAY, NOVEMBER 14, 2016

Submissions may be made:

1) electronically in an 8.5x11 PDF format via email to [wigle@detroitmi.gov](mailto:wigle@detroitmi.gov) *(a receipt of delivery will be provided)*

OR

2) hard copy deliveries to:

**Housing and Revitalization Department  
Attn: Donald Rencher  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226**

Hardcopy submissions must include **three** copies.

# SUBMISSION PROCESS

Please submit any requests for clarification and/or information via email to:

[wigle@detroitmi.gov](mailto:wigle@detroitmi.gov)

Responses to all inquiries and answers to FAQs will be posted on a weekly basis to the Housing and Revitalization RFP website:

<http://www.detroitmi.gov/How-Do-I/Housing-and-Revitalization-RFPs>

No telephone calls please.

Questions?