



# SUGAR HILL ARTS DISTRICT

CITY OF DETROIT REQUEST FOR PROPOSALS

Pre-Submission Conference | September 29, 2016 | 10-11 am

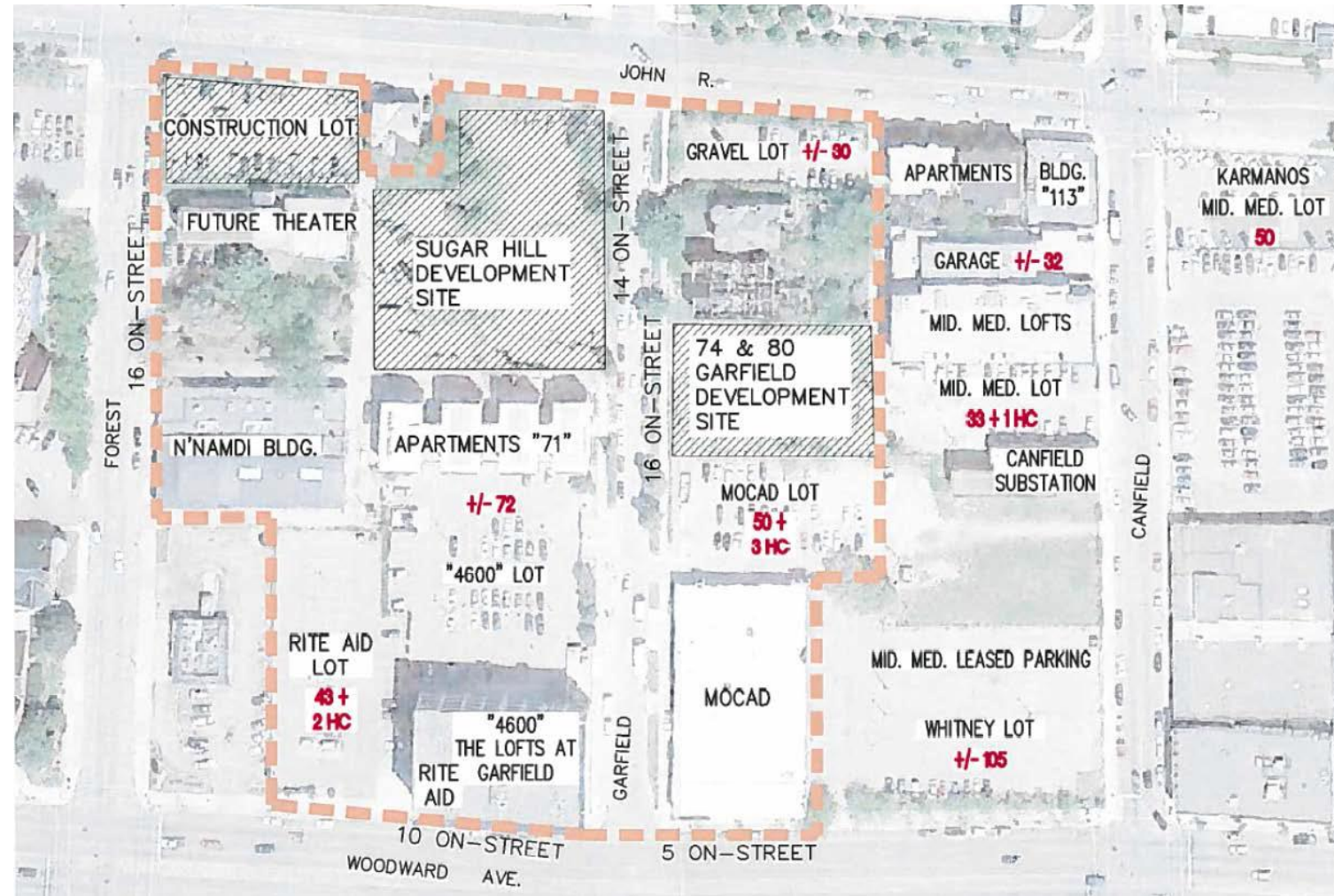


# AGENDA

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

# Overview | Sugar Hill Arts District

- National and local historic district in Midtown
- Center of Detroit jazz and entertainment
- Residential, mixed-use and arts-related business and retail, MOCAD and N’Namdi Center for Contemporary Art
- Sugar Hill Neighborhood Plan envisions a two-block, walkable arts micro-district with restaurants + retail



# Overview | Site

## FAIR MARKET VALUE

\$400,000

## LOT SIZE

0.79 acres (34,282 SF)

## 4 VACANT PARCELS

119 Garfield Street

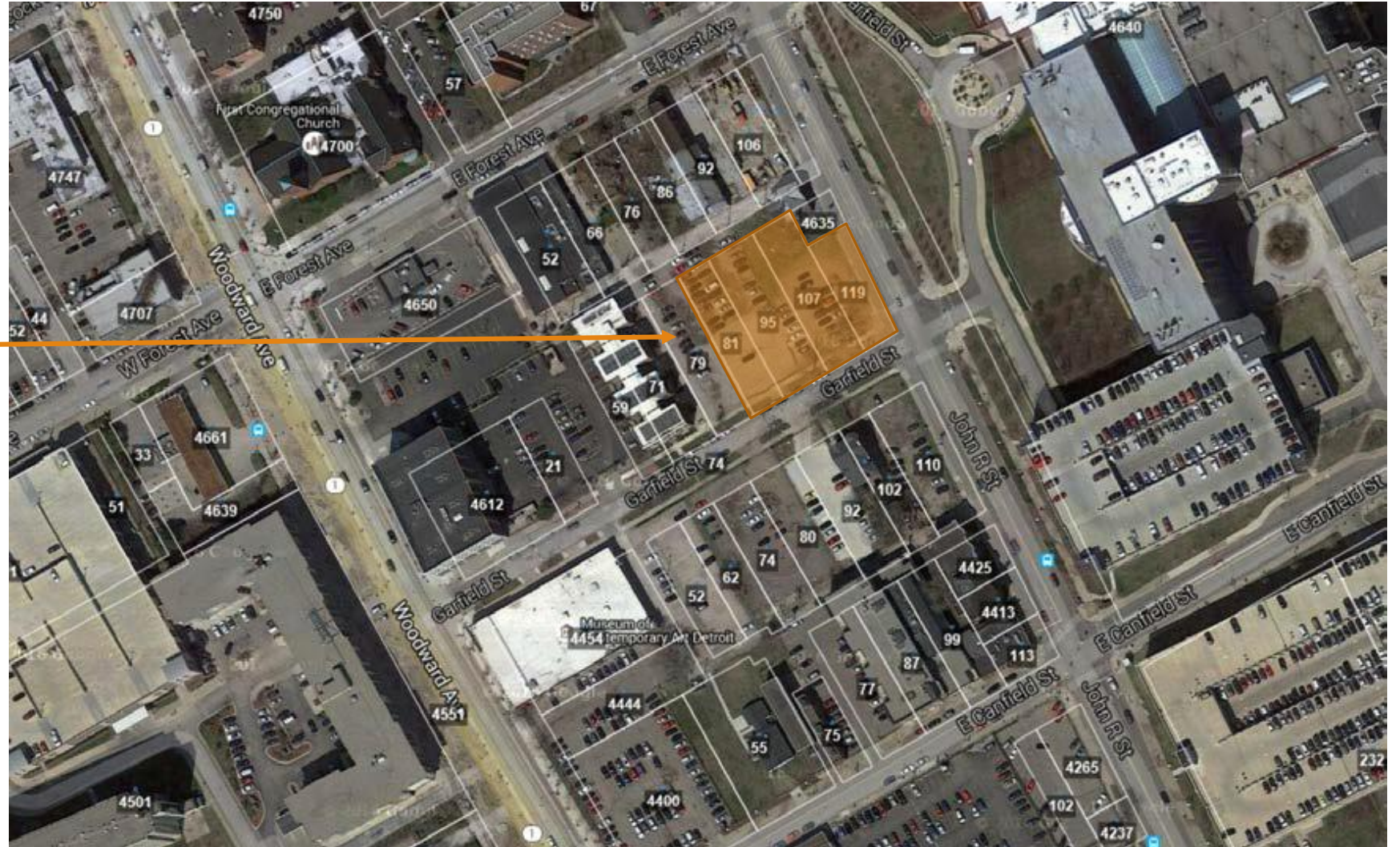
107 Garfield Street

95 Garfield Street

81 Garfield Street

## ZONING

Planned Development  
requires Historic District  
Commission Approval



# PROGRAM REQUIREMENTS

## 1. Multi-family Residential

- at least **60** multifamily residential units
- **20% affordable to households earning 80% of area median income (AMI) or lower**

## 2. Ground-Floor Retail

- minimum 7,000 SF
- engaging street frontages and pedestrian entrances along Garfield and John R.

## 3. Parking Structure

- parking should be sufficient for ground-floor retail and 1:1 ratio of parking spaces to res. units
- can accommodate at least 260 vehicles with 52 spaces reserved for neighborhood uses

# GUIDING DEVELOPMENT PRINCIPLES

## 1. REINFORCE THE PUBLIC REALM

- Buildings to face parks, streets, and open space to provide **eyes on the street**
- Make **strategic connections** through the site, such as connecting to walking paths, to provide easy access to amenities and open spaces
- Built environment **varied architectural expressions** in a **modern style** (not meant to replicate historic structures – see examples)
- Varied **setbacks** and **elevation changes**
- Ground floor **activation** with retail or outdoor seating

## 2. 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

## 3. PARKING

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

# ILLUSTRATIVE SITE PLAN



Site plan with trees illustrates green connections and overall character.

# ILLUSTRATIVE MASSING



Massing is illustrative only, proposals are not required to use this design.



# FINANCIALS + DEVELOPMENT TIMELINE

1. The min. bid price for 119 Garfield Street, 107 Garfield Street, 95 Garfield Street, and 81 Garfield Street is **\$400,000**.
  - each proposal must include a bid price for the Property in the submission package, otherwise it shall be deemed ineligible for consideration.
2. Section 108 Loan
  - \$6,696,930 is available to finance cost of constructing parking structure.
3. Tax Increment Financing
4. A reasonable development timeline should be provided.

# KEY DATES

Release Date: September 14, 2016

- Pre-Submission Conference: September 29, 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 [sugar-hill@detroitmi.gov](mailto:sugar-hill@detroitmi.gov) *(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

[sugar-hill@detroitmi.gov](mailto:sugar-hill@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?