



Islandview Greater Villages

Townsend Street Multi-Family Infill Request for Qualifications

Release Date: November 14, 2018

Pre-Submission Conference: November 30, 2018

Proposal Submission Deadline: December 21, 2018





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I. PROJECT OVERVIEW

The City of Detroit's Housing and Revitalization Department (HRD), the City of Detroit Planning & Development Department (P&DD), and the Detroit Land Bank Authority (DLBA) seek a qualified development team to design and construct new multi-family and mixed-income infill housing on thirteen (13) vacant residential parcels, and the complete rehabilitation of two (2) existing two-family duplex homes in the Islandview Greater Villages (IVGV) neighborhood.

The City recently completed an 18-month neighborhood framework planning initiative for the IVGV and West Village area, which is also designated as the first of ten Strategic Neighborhood Fund investment areas, a \$300M effort to leverage public and private funds, which will result in over \$34M in comprehensive improvements to parks and open space, street and streetscapes, greenways, housing stabilization, and mixed-use development along Kercheval Street and directly adjacent to the proposed site and will result in several additional RFP/Q's over the next three years.

The development site is located on eleven (11) vacant residential parcels fronting Townsend (2151 – 2209), and two (2) vacant parcels fronting Sheridan Street (2170, 2191) for a total of 40,500 square feet or 0.93 acres, and (2) two existing two-family duplexes at 2143/2145 Townsend and 2221/2223 Townsend. The City of Detroit seeks a well-designed development that will build on the inherent strengths of the site overlooking the improved Butzel Park entryway and integrate the site seamlessly with the adjacent duplexes and surrounding neighborhood.

The successful respondent will:

1. Demonstrate a strong track record of delivering high quality projects on time.
2. Have significant new construction infill development expertise coupled with a commitment to creating quality, well-designed mixed-income housing.
3. Have significant experience completing full rehabilitation of historic single-family or duplex type housing,
4. Provide an affordable housing program that includes a minimum 20% rent set aside for households earning 80% of area median income (AMI). The City will give preference to deeper affordability targets.

Respondents are asked to submit the following:

1. Letter of intent, which includes a narrative of the Respondent's approach to developing the site, including unit mix and proposed affordability.
2. Detailed experience of development team (including current resumes)
3. Graphic representation, financial details, and references for a minimum of three (3) past projects of similar size.
4. Detailed and vetted sources and uses for the proposed project (including operating income proforma)
5. Basic schematic design. The applicant should provide graphic representation of the general massing and neighborhood context of the proposed project, however, the City prefers that applicants invest their time and resources in the development of detailed financial analysis for this project rather than upfront design work.
6. Preliminary project schedule, construction timeline, and strategy for developing the site.



II. CONTEXT / AREA SUMMARY

The Islandview Greater Villages (IVGV) area is a remarkably rich collection of neighborhoods, corridors, open spaces, institutions, and commercial enterprises. Like many parts of the city, segments of the district are experiencing rapid growth and investment, while others are beginning a larger transformation from industrial activity to mixed-use development and recreation. Even still, other areas continue to struggle with long-term disinvestment and depopulation.

Moving forward on Mayor Duggan's commitment to neighborhoods, the City of Detroit's Planning and Development Department (P&DD) and Housing & Revitalization Department (HRD) have recently completed an 18-month long neighborhood framework initiative in Islandview, West Village, Indian Village, and East Village.

The West Village neighborhood was the first of 10 areas of the city designated for investment by the Strategic Neighborhood Fund (SNF), a \$300M effort to leverage public and private funds to create inclusive neighborhoods throughout the city. This investment will supplement and build on the work the City is already pushing forward in its neighborhoods.

On June 7, 2018, the City of Detroit announced a series of near term implementation projects to begin this fall. The City will be investing public dollars in public spaces and infrastructure as a comprehensive neighborhood approach so residents can see real projects working together to strengthen the neighborhood.

The City of Detroit will begin implementation of various neighborhood components in the next 1-3 years. Near-term projects include the following:

Butzel Playfield: Currently Butzel playfield sees limited activity. The City has released an RFP seeking a landscape architect to redesign the park to become a hub and center piece and to create greater accessibility and connections the neighborhood. \$1.5M in improvements are expected to be completed in 2019.

Streetscape Improvements: The City plans to invest \$10M in streetscape improvements including wider sidewalks, protected bike lanes, improved parking, and landscaping along Kercheval from Bellevue to Fischer.

Street Improvements: Traffic calming and new pedestrian crossings will be installed around the perimeter of Butzel Playfield and on Van Dyke at Agnes and Lafayette.

Housing Rehabilitation: The City and the Detroit Land Bank Authority (DLBA), through the Rehabbed & Ready Program will rehabilitate 16 homes over the next 18 months. The City will also release an RFQ seeking developers to renovate 17 DLBA owned duplexes over the next 24 months. There is also a significant number of single-family and duplex rehabilitation project being completed

Mixed-use Development: Invest Detroit and the Roxbury Group expect to begin the construction of a \$23.1M mixed-use infill development spring 2019. The proposed development includes 92 units of residential apartments and 6,000 sq ft of retail, at the Northeast corner of Kercheval and Van Dyke, bringing a high level of affordable housing including 50% of the rental units at 120% AMI or below, 30% at 80% AMI or below, and 20% at 50% AMI or below. The commercial space also helps bring much needed neighborhood retail back to the area by rebuilding the traditional main street.

The City will also be releasing an RFQ to create new mixed-use housing on the vacant parking lots in front of Butzel Playfield (48 units and 5,000 sq ft of retail) and at the Northwest corner of Kercheval and Van Dyke in front of Marcus Garvey Academy (54 units and 10,000 sq ft of retail) in winter of 2019, and spring of 2019.



The proposed project presents the unique opportunity to build off of the momentum of these strategic improvements.

WHAT'S HAPPENING

A

SINGLE FAMILY REHAB

B

BUTZEL IMPROVEMENT

C

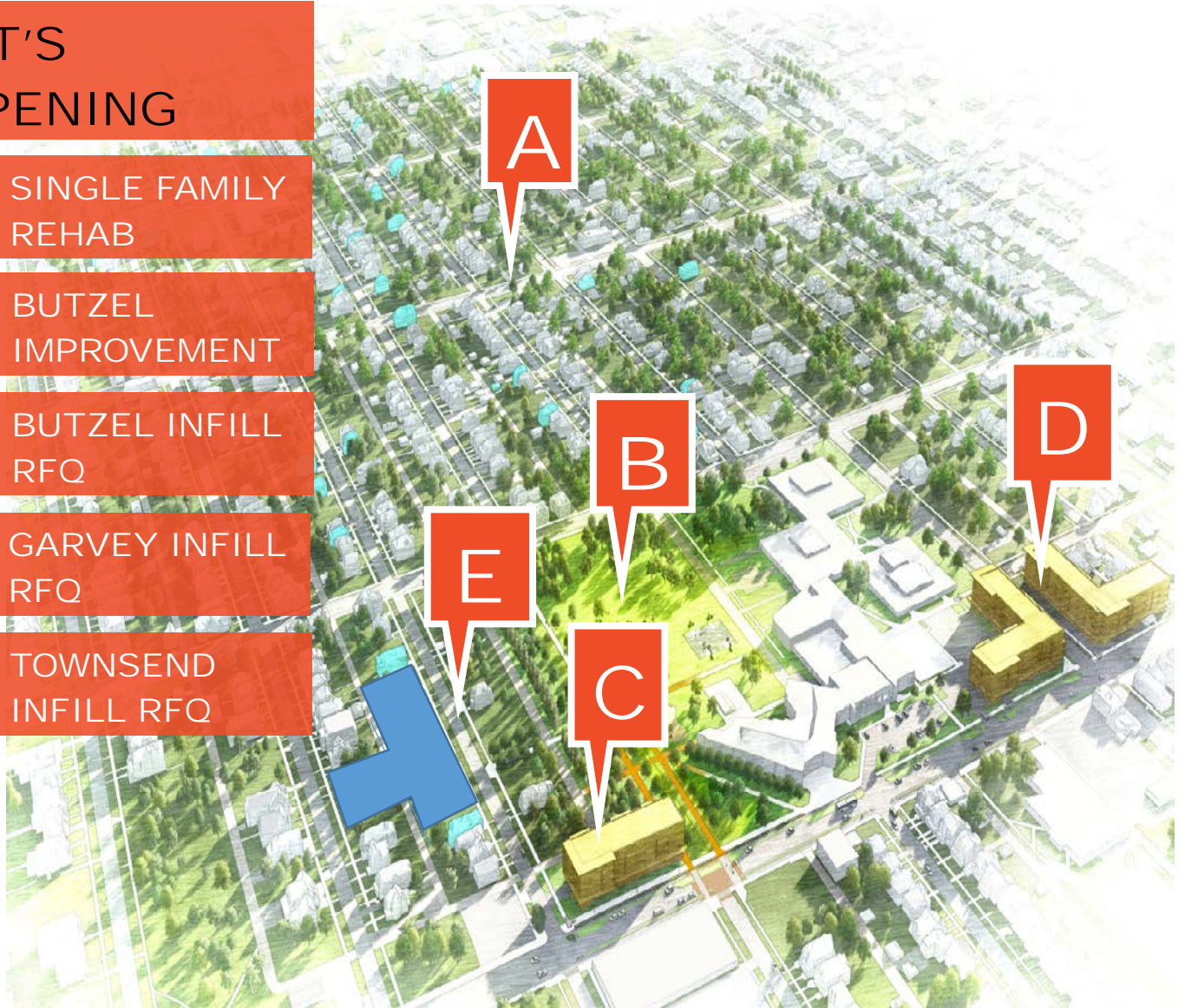
BUTZEL INFILL RFO

D

GARVEY INFILL RFO

F

TOWNSEND INFILL RFO





III. AREA RETAIL DEVELOPMENT

As the area grows, the West Village neighborhood has seen several new retail and services open up in existing buildings clustered near the intersection of Kercheval and Van Dyke including:

- Sister Pie – a bright corner bakery with non-traditional flavor combinations reflecting the local Michigan Agriculture.
- Detroit Body Garage – a neighborhood gym focusing on group fitness classes where people gather, work out and share their goals without competition or ego.
- Metropolis Bike Shop – a bicycle shop committed to providing the best possible customer service to help people find the right bicycle / accessory / service to match their style.
- The Village Parlor – a high end salon and apothecary where anyone is welcome.



- Heavyweights Barber Shop – an old school neighborhood barber shop.
- Hawkins Real Estate – a locally owned real estate sales office specializing in neighborhood sales.
- Craft Work – a restaurant and bar serving New American food using quality ingredients.
- Detroit Vegan Soul – a restaurant providing great-tasting, high-quality, nutritious vegan food.
- Red Hook Coffee – a charming neighborhood coffee and bake shop.

- Live Cycle Delight – with two locations in the neighborhood, this gym aims to transform mind, body and spirit through TRX, cycle and yoga classes.
- Marrow - steakhouse and butcher shop.

As neighborhood momentum continues to build there has been a steady stream of announcements of new businesses “Coming Soon!” such Gabriel Hall (New Orleans style food and music), Destination 1905 (corner sports bar), Brudder’s (pizza shop) which have all secured leases and are currently building out their spaces within two blocks of the intersection of Van Dyke and Kercheval and less than a five minute walk from the proposed development.



IV. THE PROPOSED DEVELOPMENT – TOWNSEND MULTI-FAMILY INFILL

Directly adjacent to the cluster of investments being made by the City, and overlooking the proposed new enhanced entry and improvements to Butzel Play Field, is an assemblage of eleven (11) vacant Detroit Land Bank Authority (DLBA) owned parcels fronting Townsend Street and two (2) vacant parcels fronting Sheridan Street. The assemblage of vacant land is end capped on both the north and south side by vacant DLBA owned two-family duplexes. There is an additional vacant DLBA owned two-family duplex located less than a half block to the west.

The City seeks a highly qualified and experienced developer (and/or development team) to submit a new construction multi-family infill development proposal that supports the highest and best use of the thirteen (13) vacant parcels, as well as a complete and high quality rehabilitation of each of the three (3) vacant duplexes.

The City sees the proposed project as an opportunity to add density, diversity of housing type, and opportunity to preserve affordability in an area with rapidly raising rental rates and home values. In the last 24 months, the average rent for a 1,300 square foot flat has increased from \$700 - \$750 per month to \$1,400 - \$1,500 per month confirming the need for the City to intervene to ensure more affordable options.

The City is open to townhome style infill or multi-family infill housing on the proposed site. Residential Infill Design Precedents are included in **Exhibit B**. These options reflect the City's vision for the site but are not intended to directly prescribe site development.

The City expects that most respondents will propose a rental program, however, responses that propose for-sale development may be considered as well.





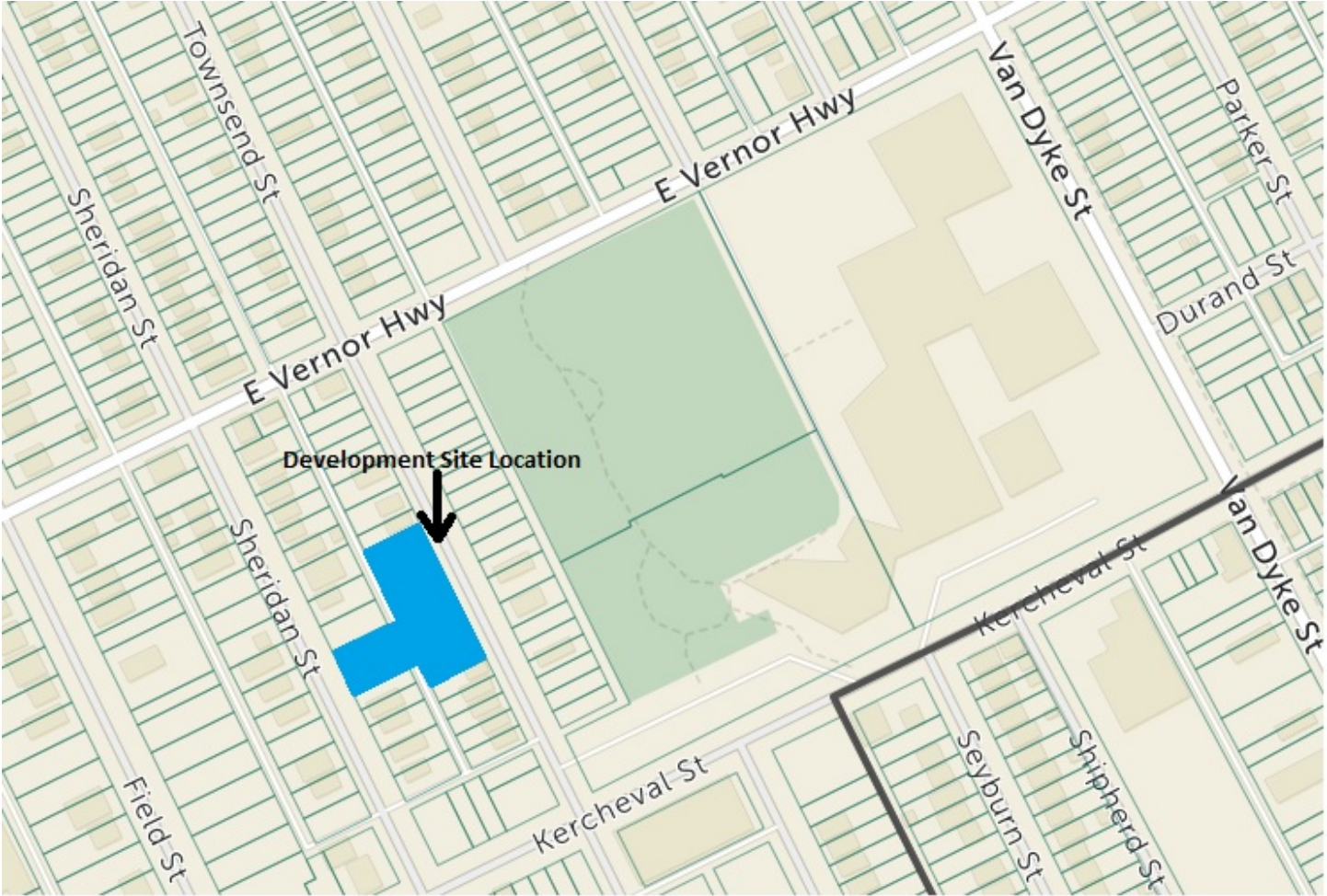
V. PROPERTY DESCRIPTION

Address:	<i>Vacant Parcels Fronting Townsend:</i> 2151, 2157, 2161, 2167, 2173, 2179, 2185, 2191, 2197, 2203, 2209 <i>Vacant Parcels Fronting Sheridan:</i> 2170, 2191 <i>Two-Family Duplexes to Be Rehabilitated:</i> 2143/2145 Townsend 2221/2223 Townsend
Location:	Northwest of Kercheval and Van Dyke (West Village)
City/County:	Detroit/Wayne
Land size:	Vacant Land 40,500 sq ft or 0.93 acres Land with Duplexes: 6,000 sq ft or 0.14 acres
Zoning:	The site is currently zoned R-2 Residential. Multi-Family housing is permitted as a Conditional Land Use. The City will support any zoning changes or variances required to accomplish the selected development scheme.
Asking Price:	\$206,000.00



VI. LOCATION MAP/AERIAL PHOTOGRAPH

Proposed Site Location





Site Photograph



Site Photograph





VII. AFFORDABILITY REQUIREMENTS

The proposed project, at a minimum, must make at least 20% of the total unit count available to residents earning 80% or less of the area median income (AMI) for the current fiscal year as set by the United States Department of Housing & Urban Development (HUD).

The proposed project may also trigger greater affordability requirements as outlined in the City's Inclusionary Housing Ordinance and/or the City's Community Benefits Ordinance.

In addition to the minimum requirements, the City may favor projects that propose and show evidence of the ability to provide a greater range of affordability.

Potential Incentives

The City of Detroit Housing and Revitalization Department (HRD) releases a Notice of Funding Availability (NOFA) annually each December. The NOFA accepts development proposals and requests for use of United States Housing & Urban Development (HUD) HOME Partnership, Community Development Block Grant (CDBG), Michigan State Housing Development Authority (MSHDA) funds, as well as City General Fund and Bond funds.

The City of Detroit is currently raising funds through the Affordable Housing Leverage Fund (AHLF) to provide low cost capital for projects that offer deeper affordability.

The Detroit Housing Commission (DHC) manages rental subsidy programs including Project Based Vouchers (PBVs).

The Michigan State Housing Development Authority (MSHDA) manages the State's 9% and 4% Low Income Housing Tax Credit (LIHTC) Program. MSHDA also funds projects with state bond financing, HUD HOME Partnership funds and other financing and grant programs.

Several low cost financing and grant programs are offered through Community Development Financial Institutions (CDFI).

The City of Detroit offers many tax abatement programs and incentives. More information can be found here:

<http://www.detroitmi.gov/Detroit-Opportunities/Detroit-Development/Detroit-Development-Financing>



VIII. EVALUATION AND SELECTION PROCESS

A Selection Committee (the "Committee") will be established to review submissions. The Committee will consist of representative from HRD, P&DD, DLBA, the Detroit Economic Growth Corporation, and one community stakeholder representative. 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.

Submission Process and Timeline

SCHEDULE

Release Date:

Pre-Submission Conference:

Proposal Submission Deadline:

Selection of Preferred Developer List:

Shortlist Interviews:

Final Selection/Recommendation:

DATE

November 14, 2018

November 30, 2018

December 21, 2018

January 11, 2019

January 14-18, 2019

February 1, 2019

Direction for Submissions

To be considered, all RFQ responses must be received by **5:00 P.M. EST on December 21, 2018**. The responsibility of submitting the RFQ response rests entirely with the Respondent to the RFQ.

Submissions shall be limited to 20 pages and must be made electronically with a 8.5x11 page size (plans/renderings may be up to 11x17) PDF via email to townsendinfillrfq@detroitmi.gov or by USB thumb drive delivered to the City of Detroit Housing and Revitalization Department, located in Suite 908 (9th Floor), CAYMC, 2 Woodward, Detroit, Michigan 48226.

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



Once received by HRD, submission will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to townsendinfillrq@detroitmi.gov. Response 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.

All expenses involved in the preparation and submission of the RFQ to the City of Detroit and any work performed in connection therewith shall be assumed by the Respondent. 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 Respondent 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 (commonly known as the Freedom of Information Act FOIA).



List of Exhibits

- Exhibit A Planning & Development Department
 Guiding Development Principles

- Exhibit B Residential Infill Design Precedents



Exhibit 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. Building 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.

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 of 20% of the affordable units at 80% market rate.
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. wetlands, natural plant species) and built environment (i.e. stormwater 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 landscaping.
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.



Exhibit B

Residential Infill Design Precedents



- Multi-family typology (Townhouse, Row house or Multi-family)
- Setback consistent with adjacent two-family duplexes
- Pedestrian friendly
- Parking accessed from the rear
- Consistent with neighborhood character



Exhibit B (continued)

Residential Infill Design Precedents



- Multi-family typology (Townhouse, Row house or Multi-family)
- Setback consistent with adjacent structures
- Pedestrian friendly
- Parking accessed from the rear
- Consistent with neighborhood character