

Frequently Asked Questions

What is the square footage of the site and building?

There are 3 parcels making up this site.

- 12449 Conant (structure) – 5,520 sq. ft
- 12437 Conant (parking lot) – 2,998 sf
- 12443 Conant (parking lot) – 2,990 sf

What does the City of Detroit want to see built?

The City of Detroit is interested in developments that tackle the goals:

1. Diversity of Retail;
2. Adds Density to the Neighborhood;
3. Bridges the 4 neighborhoods that make up the C/D/B Neighborhood

Is there anything that cannot be built or programmed for?

The City of Detroit will consider all application that meet the goals stated above, meet the guidelines established in the RFQ, and provide a sound program that is financially feasible. At this time, the City does not/will not consider returning 12449 Conant to an adult entertainment business.

What about housing?

The City of Detroit will consider most programming that is financially feasible that shows an ability to be completed including housing.

What can or cannot be built next to the Church?

Applicants should consider their programming and the commercial and residential neighbors surrounding the site. If there is a question of a particular program for the site, please feel free to contact HRD.

Who will make the final decision for 12449 Conant?

The City of Detroit will compile a selection committee to review the RFQs based on the evaluation criteria provided in the RFQ. The selection committee will use the evaluation criteria to compile a short list of developers to bring in to discuss their projects/programs further.

What market information is currently available for this neighborhood?

The RFQ has several areas to gain market, project, and contextual information for the Campau/Davison/Banglatown framework plan. Please see the street sense report completed by the DEGC in Appendix A and the Consultant Development Scenarios in Appendix B. For additional material, please see the Final Report for the Campau/Davison/Banglatown Framework Plan on the City of Detroit's Planning & Development Department website. <https://detroitmi.gov/document/final-report>

Will there be opportunities to walk through 12449 Conant?

There is a scheduled walkthrough for Monday, August 5th, 2019 at 9AM that is open to all interested parties.

Will there be funds available to redevelop this site?

Applicants should develop their proforma in such a way that utilizes the **least amount** of public **City** funding as funding **may** be available on a case-by-case scenario and is not guaranteed to any project.

Does the development team need to be residents of the City of Detroit?

This is not a requirement; however, greater favorability is given to residents of the City. Please reference the evaluation criteria.

When do you expect to announce a developer?

Finalists will be notified by September 2019. However, the City may choose to wait to make a final announcement after project funding has been secured.

Can I just buy the building?

No. Sales will only be considered through this RFP process.