

**FOR SALE**  
**MEDBURY PARK/MILWAUKEE JUNCTION**  
**DEVELOPMENT OPPORTUNITY**  
Approximately 0.85 Acres



500/508/516 Piquette, 6020/6024/6026 Beaubien, and 511 Harper  
Detroit, Michigan 48201



**FOR ADDITIONAL INFORMATION, CONTACT:**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



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In partnership with the Detroit Building Authority and the Detroit Land Bank Authority, the City of Detroit's Housing and Revitalization Department (HRD) and Planning and Development Department (PDD) seek proposals for new development in the Medbury Park/Milwaukee Junction neighborhood. The 0.85-acre site is located along the east side of Beaubien Street between Piquette Street and Harper Avenue and contains seven parcels: 500, 508, and 516 Piquette; 6020, 6024, and 6026 Beaubien; and 511 Harper.

The site has access to major expressways, including M-10, I-75, and I-94. The area is also served by multiple transit options, including DDOT bus service, the Q Line streetcar, and a commuter rail station at Woodward and Baltimore. This development opportunity is in close proximity to the Ford Piquette Plant, Wayne State University, Henry Ford Health System, College for Creative Studies, Tech Town, and the Q Line. It is also just one block from the Fisher Body 21 factory, which is in the early stages of undergoing a \$134M renovation to create 433 apartments and 28,000 SF of retail.

The City of Detroit seeks proposals for a development that will build upon the inherent strengths of the site and the history of Milwaukee Junction.

## Background

Though not deemed historic itself, 500 Piquette is located adjacent to Milwaukee Junction's Piquette Avenue Industrial Historical District, which is on the National Register of Historic Places. The site is located catty-corner from the Ford Avenue Piquette Plant, dating from 1904 and part of a wave of construction related to the automotive manufacturing industry in the vicinity. It also sits across Piquette Street from Fisher Body Plant 23, and down the block from Fisher Body Plant 21, designed by Albert Kahn.



*The Fisher Body 21 plant will be reborn as affordable and market-rate housing and destination shopping in the heart of Detroit. It is expected to be completed in 2025. McIntosh Poris Associates*



Pending City Council approval of the sale, the redevelopment of the 600,000 SF Fisher Body 21 factory is expected to begin late 2022 and complete in 2025. The redevelopment plan calls for cutting three atriums, each the width and length of a city side street, feature a quarter-mile walking track, indoor lounge, fitness center, dog areas, and relaxing space available to all residents.

Formerly an area with mostly industrial uses, the area now has a mix of creative enterprise, industrial, and residential uses, including new lofts, restaurants, design firms, art galleries, and offices. Recent and upcoming investment activity in the area includes the \$20M, 101,000 SF mixed-use development by Method Development, the \$16M Chroma project on Grand Boulevard, and the renovation of the former Autocar Service Building at 234 Piquette. The site is ideally located within walking distance of TechTown, and centrally located between Midtown and the New Center area.

In 2019, Detroit Future City worked with area stakeholders to complete the Milwaukee Junction District Framework Study, available online [here](#). Respondents are encouraged to review this report to become more familiar with the character and assets of the neighborhood.

### **Desired Development Program**

The intent of this marketing effort is to retain a developer for the acquisition and development of a high-quality and contextually appropriate commercial or mixed-use project. The site is in a transitional area between industrial uses to the north and east, and residential uses to the south and west, as reflected in its split zoning between M-3 (General Industrial District) and R-5 (Medium Density Residential District). Respondents are encouraged to propose creative development scenarios that are financially feasible, responsive to market conditions, and consider the surrounding development context. The City will work with the Developer on any rezoning or other entitlement needed to enable a successful project.

### **Guiding Development and Design 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; and sustainable neighborhood development strategies that may include the incorporation of multiple uses through the adaptive reuse of existing historic buildings (Autocar Service Building) and/or new construction. Proposals for new construction shall be composed of building typologies that are appropriate for the neighborhood and are designed with a variety of architectural expressions. Whether adaptively reusing an existing structure or proposing new construction, project proposals shall be rooted in and considerate of the history and context of the surrounding neighborhood.

## **Reinforce the Public Realm**

1. Buildings 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. If proposing residential, 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 balance of 80% market rate and 20% affordable units.
2. Design for environmental sustainability - both in the natural (i.e., wetlands, natural plant species) and built environment (i.e., reuse/retrofitting of existing structures, storm water mitigation, LED lighting, renewable energies).

## **Parking**

1. Parking shall not be designed fronting a street without sufficient screening and buffering, subject to the approval of the Planning and Development Department. Furthermore, parking shall be buffered with screening, buildings, or landscape.
2. Vehicular access should be located to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys where possible.



## Key Dates

Marketing Open: Friday, April 15<sup>th</sup>, 2022

Bids Due: Friday, May 16<sup>th</sup>, 2022 @ 5:00pm

## Response Packets

Please include the following in your bid request:

1. *Letter of Intent*: Narrative of Respondent's approach to the development of the site, including proposed programming, unit mix and affordability, and any notable design features.
2. *Site Design*: Conceptual site plan and renderings and/or precedent images.
3. *Financials*: Include bid price, sources and uses, and a 10-year pro forma. List specific public sources and incentives and identify any anticipated funding partners.
4. *Timeline*: Project completion schedule, including public approvals, land sale and financing closings, and construction start and completion.
5. *Team and Experience*: History and overview of the Respondent and team members, including descriptions of other residential or mixed-use developments completed.

## Directions for Submissions

To be considered, all proposals must be received by 5:00 P.M. EST on Friday, May 16<sup>th</sup>, 2022. Submissions may be made electronically in an 8.5x11 (plans no larger than 11x17) PDF format via email to [smith@summitcommercialllc.com](mailto:smith@summitcommercialllc.com). Submissions should not exceed 30 pages.

Once received by HRD, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to [smith@summitcommercialllc.com](mailto:smith@summitcommercialllc.com).



# Property Description

**Address:** 500, 508, and 516 Piquette; 6020, 6024, and 6026 Beaubien; and 511 Harper

**Location:** Piquette and Beaubien

**County:** Wayne

**Zoning:** R5 & M3

**Acreage:** Approximately 0.85 Acres (37,026 sf)

**Asking Price:** \$465,000 (\$12.50/sf)

**Property Features:**

- Located on the Historic Piquette Street in Milwaukee Junction
- Close Proximity to I-75, I-94 and M-10
- As is, Where is
- Close proximity to:
  - Tech Town
  - New Center
  - Midtown
  - Q-Line (Light Rail)







