



**RUSSELL WOODS/ NARDIN PARK  
DEVELOPMENT  
REQUEST FOR PROPOSALS**

**4094 DUANE ST. – ALICE BIRNEY ELEMENTARY  
SCHOOL**

**Release Date: July 23rd, 2024**

**Pre-Submission Conference: August 7<sup>th</sup>, 2024**

**Proposal Submission Deadline: September 1<sup>st</sup>, 2024**



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## I. PROJECT OVERVIEW

The City of Detroit's Housing and Revitalization Department (HRD) Public-Private Partnership (P3) Team seek a qualified development team to bring a new construction multiple mixed-housing typology project to the proposed site at 4094 Duane St., formerly the site of the Alice McLellan Birney Elementary School.

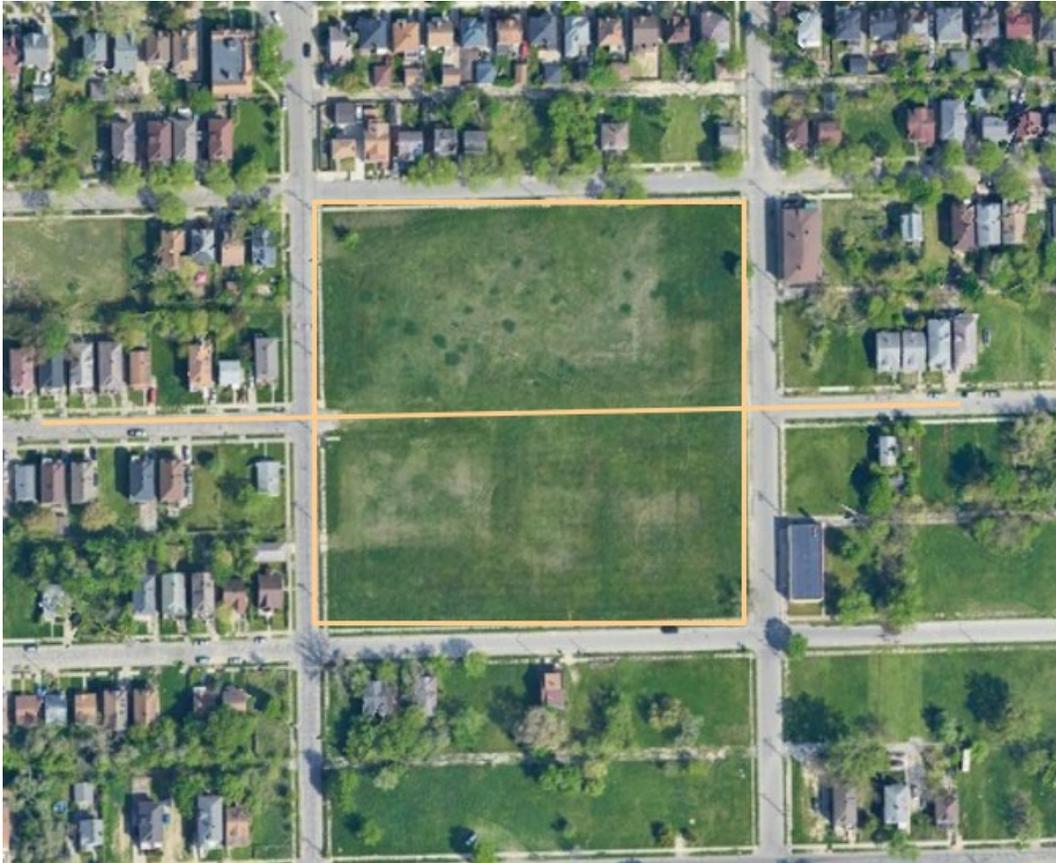


Alice Birney Elementary School first opened in 1964. The main section of the school was added in 1969 inclusive of a gymnasium, library, and auditorium. In the 1990s, Birney Elementary School served 500 students at its peak before the neighborhood succumbed to decline and disinvestment. It was scheduled to close in 2007 but remained open until 2009. Several plans for rehabilitation had been considered but the decision was made to ultimately demolish the building in March of 2016.

Located at the heart of the Russell Woods Nardin Park neighborhood, the former Alice Birney Elementary School site is currently a 'blank slate' with minimal topography, no built structures, and minimal existing vegetation. The Birney site was selected for this transformational opportunity as it is the largest parcel of vacant land that could act as an anchor for the revitalization of the neighborhood and returning this land to productive use.

(For additional pictures of the former Alice Birney Elementary School; check out: <https://detroiturbex.com/content/schools/birney/index.html>)

The development site is approximately 5.47 acres of vacant land. The City of Detroit seeks a well-designed and well-imagined development that will reinvigorate the site and contribute to the overall strength and rebounding of the residential neighborhood and further stabilize Russell Woods and Nardin Park.



The City of Detroit HRD's Public-Private Partnership (P3) team is further proposing to split the development site into two approximately 2 to 2.5-acre sites with the prospect for a non-motorized pathway designed for community connectivity and a direct connection to the current public investments along the Dexter Commercial Corridor.

The successful respondent will adhere to these guiding principles:

- **Community-Oriented Development Process:** The selected development team must be transparent with residents of the community and maintain an open dialogue with stakeholders throughout the development. This includes (but is not limited to) incorporating community members' values and desires in the developer selection process, construction issues, site plan/design decisions, and marketing any residential units during the lease up
- **Neighborhood Scale Development:** The design, scale, and quality of the proposed residential units will enhance the existing housing typologies found within the surrounding neighborhood. The structures will allow observation of the street and provide pedestrians with a sense of walkability
- **Growing Detroit's Development Talent:** The City of Detroit is committed to the expansion of new local developer, architect, and builder talent through the real estate projects in the Strategic Neighborhood

Framework Plan. While not required for all participants, at least some of the partners participating in the project should be locally based and new emerging talent in the real estate sector.

- **Sustainable and Equitable Development:** The project will support neighborhood investment and job opportunities, while also incorporating design elements that promote environmental sustainability – both in the natural (i.e., natural plant species) and built environment (i.e. storm water management, LED lighting, renewable energies) and an array of alternatives that promote healthy design development.

The successful respondent will:

1. Demonstrate a strong track record of delivering high quality projects on time.
2. Have significant experience completing new construction multi-unit residential structure/space and/or constructing multi-unit residential infill development
3. Demonstrate the desire to create a development that works to bridge various communities within the neighborhood.

*Respondents are asked to submit the following:*

1. **Project Description:** Letter of intent, which includes a narrative of the Respondent's approach to developing the site, scenario selection and programming, and anticipated outcome
2. **Project Team Experience:** Detailed professional experience/history of the development team including current resumes & Bios, respective roles and responsibilities of team members, examples of similar completed projects, and references for a minimum of three (3) past projects of similar size
3. **Project Financing:** Developer equity, development budget, ten-year proforma (including operating budget), preliminary construction costs, market and financial assumptions, financial details, and detailed and vetted sources and uses for the proposed project clearly outlining any city and state funding/abatement opportunities
4. **Project Design:** graphic representation and 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.)
5. **Project Timeline:** Preliminary project schedule, predevelopment timeline, construction timeline, lease-up timeline (if applicable), and strategy for developing the site should be clearly outlined

## II. NEIGHBORHOOD CONTEXT / AREA SUMMARY

The Russell Woods/Nardin Park (RW/NP) area represents a strong connection to the city of Detroit's deeply seated roots to the African American and Black Muslim cultures. The RW/NP community stands out based on its abundance of strong neighborhood housing and its historical significance to Jazz music, civil rights, and commerce. The area reflects twentieth century Detroit suburban settlement patterns as the city boundaries pushed to the northwest to accommodate its exploding population.

From its beginning, the Russell Woods-Sullivan Historic District was considered a desirable neighborhood by the growing middle class. Initially, Anglo and Jewish families purchased houses in the area, but by the early 1950s, they began to move to the suburbs. Middle class African Americans began to move to the northwest section of the city in the late 1940s. While most of the houses in the Russell Woods section of the district were constructed in the 1920s and 1930s, the houses in the Sullivan area date from the 1930s and 1940s. These houses represent some of the finest builder-designed architecture in the city, exhibiting the variety of architectural styles popular in this period, including Tudor Revival, Colonial Revival, and Moderne. Many of the city's more established contractors and developers acquired lots in the area.



Thousands of acres of land in the townships surrounding the city were annexed, including the Russell Woods Nardin Park Framework area, which became part of the city in 1915 and 1916. The development of single-family houses, two- and four-flat structures, and apartment buildings provided much needed housing. Commercial development on the streets bounding the neighborhood kept pace with the residential construction, providing the majority of goods and services needed by residents within walking distance. Bounded by Livernois Avenue at the west, Grand River Avenue and Joy Road at the south, Dexter at the east, and Oakman Boulevard at the north, which includes the Russell Woods-Sullivan Area Historic District and a portion of the Oakman Boulevard Historic District at the north, and the Nardin Park neighborhood at the south.

In 2018, the City completed an 18-month neighborhood framework planning initiative for the Russell Woods-Nardin Park (RWNP) area, which is one of ten designated Strategic Neighborhood Fund (SNF) investment areas, a \$30M effort to leverage public and private funds, which will result in comprehensive improvements to parks and open space, street

and streetscapes, greenways, housing stabilization, and mixed-use development across the city of Detroit.



The RWNP area is positioned to receive \$8.5M in streetscape improvements along Dexter Avenue (from Davison to Webb) including: \$850,000 in improvements which have been completed at Zussman Playground and Russell-Woods parks that include new walking paths improved basketball court and new exercise equipment; \$12M design & improvements of the Dexter-Elmhurst Community Center n/k/a The Helen Moore Community Center; commercial façade improvements along Dexter Avenue with a pop-up retail; as well as wayfinding signage that celebrates the historical culture & significance of Russell Woods and Nardin Park.



Russell Woods consists of a range of housing typologies including single family homes, duplexes, fourplexes, small and large apartments. This neighborhood previously boasted significant mixed-use apartments, large apartments and commercial structures and storefronts consistent with earlier neighborhood-scale main streets before the wave of emigration and disinvestment. The vast majority of properties within

the area's central node fall within the smaller scale of this range, with a few privately owned large scale multi-family properties still existing on its interior primary streets (Broadstreet, Petoskey, Otsego, Elmhurst, Joy), and multi-use

commercial and mixed-use residential on its bordering commercial streets (Dexter, Grand River, Livernois, Davison, Joy Rd).

The Russell Woods and Oakman Historic Districts has recently seen an increase in rehabilitation of its older housing stock from new and old residents which have worked to stabilize the neighborhood and provide a strong foundation for future growth. Occupancy rates, home sales, and values have remained much more consistent and higher than immediately adjacent areas. These homes are defined by character-defining features and rely on the quality and character of their streets including tree lined sidewalks and parkways.

Russell Woods/ Nardin Park is poised for one of the stronger recoveries on the westside due to its stabilized housing stock and investment in residential properties, proximity to stronger growing and rebounding neighborhoods, and significant public investment as a part of the Strategic Neighborhood Framework (SNF) area. Property values have been on the incline, further attracting new rehabbers and property owner, local and metro, providing residential units that increase the density of the area. The cultural significance of these neighborhoods in the African American community has helped to define its importance and relevance in the revitalization of the City of Detroit as a crucial neighborhood hub for the region and city. The Nardin Park neighborhood offers a great opportunity to combine traditional multi-unit housing stock



with the possibility of new infill given its mixture of vacant homes and land. Some of the streets are composed of brick and frame single-family homes, early 20th century apartment buildings, and two historic churches that surround the Nardin Park open space. The neighborhood presents potential economic opportunities in and along commercial pockets and corridors, and has a mixture of population densities, demographics and housing conditions.

The Public-Private Partnership team envisions a newly constructed pocket neighborhood or campus-style development that emulates and expands on Russell Woods/Nardin Parks historically significant multi-family scale housing and density. The vision for this site consists of multiple smaller apartment buildings alongside two and three-story multi-family structures, greenspace, and potentially a community-centered space for residents to commune daily. The enhancement of this site with a non-motorized pathway lends additional connectivity of the RWNP community, to not only the direct streets and Dexter Commercial Corridor; but to larger city developments such as the Joe Louis Greenway, Detroit Horsepower, and Durfee Innovation Center. We cannot forget access to the best downtown riverfront in the country.

### III. City of Detroit Russell Woods Neighborhood Investments

Demonstrated on the investment chart herein, the City of Detroit has commenced investment of over \$20M in public dollars in the Dexter Streetscape, several neighborhood parks, pop-up retail projects and additional infrastructure improvements as a part of the strategic neighborhood framework plan working collaboratively with residents to stabilize and strengthen the community. There are various components of the Russell Woods/Nardin Park Plan that are currently either in implementation or scheduled over the next 2 to 3 years.

#### **RWNP STRATEGIC FRAMEWORK(SNF) PUBLIC FUNDED PROJECTS**

##### **Dexter Streetscape - \$9.5M:**

The City of Detroit is investing in bond funding to improve streetscapes and commercial corridors across the city. These streetscape improvements support the City's neighborhood planning efforts to improve safety and quality of life for Detroit residents. Streetscape improvements include a variety of amenities including sidewalks, bicycle lanes, improved lighting, landscaping, neighborhood branding, and more. The Dexter Streetscape stretches from W. Davison to Webb. Construction began May 2024 and is set to complete Fall/Late 2025.

##### **Helen Moore Community Center & Park- \$12M**

###### **Dexter – Elmhurst Community Center**

Shuttered since 2019, the City of Detroit purchased the center and renovations began summer of 2024 with an investment total of \$8.5M for the recreation center and an additional \$3.5M for new park amenities.

##### **Park & Open Space Improvements - \$1.5M**

Since 2021, Zussman Park and Russell Woods Parks have been revamped through the SNF improvements. A community led process of engagement led to new walk paths, landscape, and playground equipment.

##### **Façade Improvement Projects - \$350,000.00**

Eight businesses along the Dexter commercial corridor received upgrades and redesigned facades as of Summer 2024. Business owners partnered with locally based Detroit architectural and design firms to conceptualize and implement more up to date and modern facade designs creating a more unified main street style frontage along Dexter.

##### **Dexter Mural Program - \$85,000.00**

In conjunction with the City of Detroit's partnership, City Walls completed six art murals enlivening the aesthetics along the Dexter Commercial Corridor in the summer of 2024.

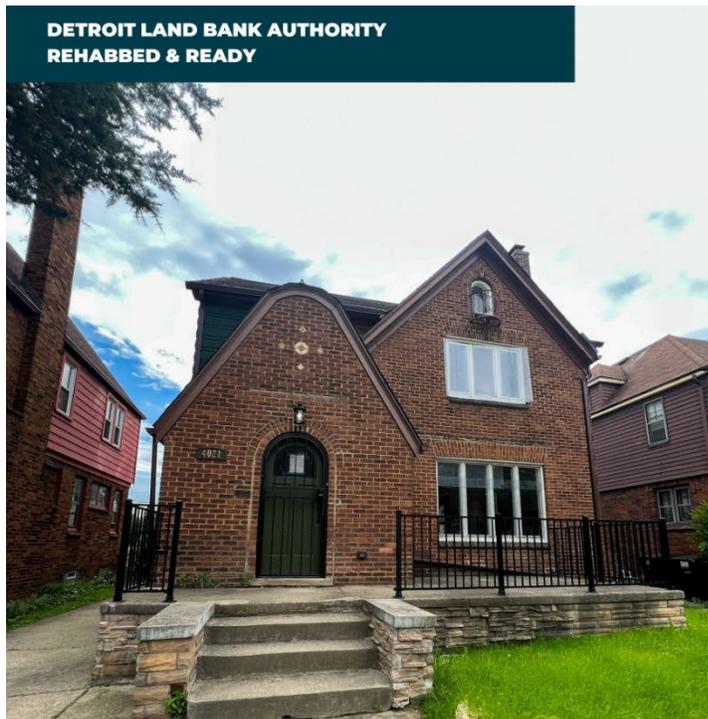
##### **Dexter Retail Pop Up - \$628,000.00**

Opened in the Spring of 2024, the retail pop-up is now home to four Detroit small businesses: Neicey's Creations, Detroit Smoothie Cafe, B'Jeweled & Pop's Place. The temporary pop-up seeks to attract local entrepreneurs and provide them with a neighborhood-based commercial opportunity.

## IV. Current Single Family & Multi-Family Investment

### *SINGLE FAMILY INVESTMENT*

**Rehabbed & Ready Program:** In an attempt to stabilize the neighborhood, the city of Detroit and the Detroit Land Bank Authority (DLBA) has implemented its Rehabbed & Ready program in the Russell Woods Nardin Park neighborhood. The DLBA's Rehabbed & Ready is a one-of-a-kind program designed to create opportunities for homeownership in Detroit's neighborhoods, reduce residential blight, and restore home values. To date, the **DLBA has invested approximately \$2.1M into single-family rehabilitation in Russell Woods** Nardin Park working to help stabilize the single-family residential market in the area.



- Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market.
- These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.
- There are 9 homes within the Russell Woods and Nardin Park neighborhoods slated for this program.
- 4021 Cortland is the first completed and now available for purchase!

## MULTI-FAMILY & MIXED-USE DEVELOPMENTS

**Affordable Housing Developments:** Five affordable developments are currently in progress with three out of five awarded and one currently in pre-development. These developments are slated to bring **over 240 housing units** into the Russell Woods & Nardin Park areas garnering **total investments at approximately \$70M to date:**



- **Dexter Senior Assisted Living:** a 78-unit restricted income senior assisted living residential project. The total development cost for the project is \$20M dollars set to commence late fall 2024.
- **Cabot Apartments:** a \$16.8M 84-unit permanent supportive housing development. This project is estimated to begin construction in spring/summer 2025.
- **Dexter Corner a/k/a El Morda Apartments:** a \$15M 25-unit affordable mixed-use development with 4 ground-level commercial spaces. Construction is set to begin in fall 2025.

- **Straight Gate Tee Housing:** a \$17.2M 42-unit new construction affordable housing development. Construction start is estimated to begin 2026.
- **New Era Multi-Unit Condominiums:** Approximately \$4M rehabilitation of (4) quadruplex units totaling 16 units. Phase 1 completed 2023 and Phase 2 is slated to complete end of summer/fall 2024. Units will be for sale and rental.



## V. Commercial Development/Non-Residential Development

Alongside the residential investments are a number of planned commercial/non-residential developments that stand to reenergize the Russell Woods, Nardin Park, and surrounding areas.

### ***Detroit Horsepower: A \$12M Urban Equestrian Center coming to the Dexter-Fenkell area***



Detroit Horse Power

**Detroit Horse Power**, a nonprofit established in 2015, operates the Equestrian Center designed to uniquely address two persistent problems facing the Motor City: the shortage of opportunities for Detroit's vulnerable populations (especially children) and the abundance of vacant land. Through riding and caring for horses in a safe and enriching space, program participants learn valuable skills that set them up for future success. DHP has helped over 500 youth in Detroit through free summer camps & after school programs. The Equestrian Center development is planned to commence fall 2024.

### ***Dexter Pop-Up Retail: A \$600,000.00 pop-up retail space in the Russell Woods area***

**Dexter Retail Pop-Up** is a 2023 City Planning initiative to activate 4 temporary spaces using a broad range of diverse pop-up retailers, art ventures, business enterprises, entrepreneurs, gallerists, and other vendors as part of a dynamic neighborhood retail activation strategy. The goal is to elevate the aesthetic value of vacant, publicly owned commercial parcels through a shipping container facility, planting, and maintenance strategies. This pop-up experiment is 100% occupied.



**Merit Park, a \$15M community anchor development centered around youth activities, educational opportunities, and mentorship**



A rendering of the gym at Merit Park. The gym will include a basketball court, live video production space and a podcast studio. Credit: Gensler

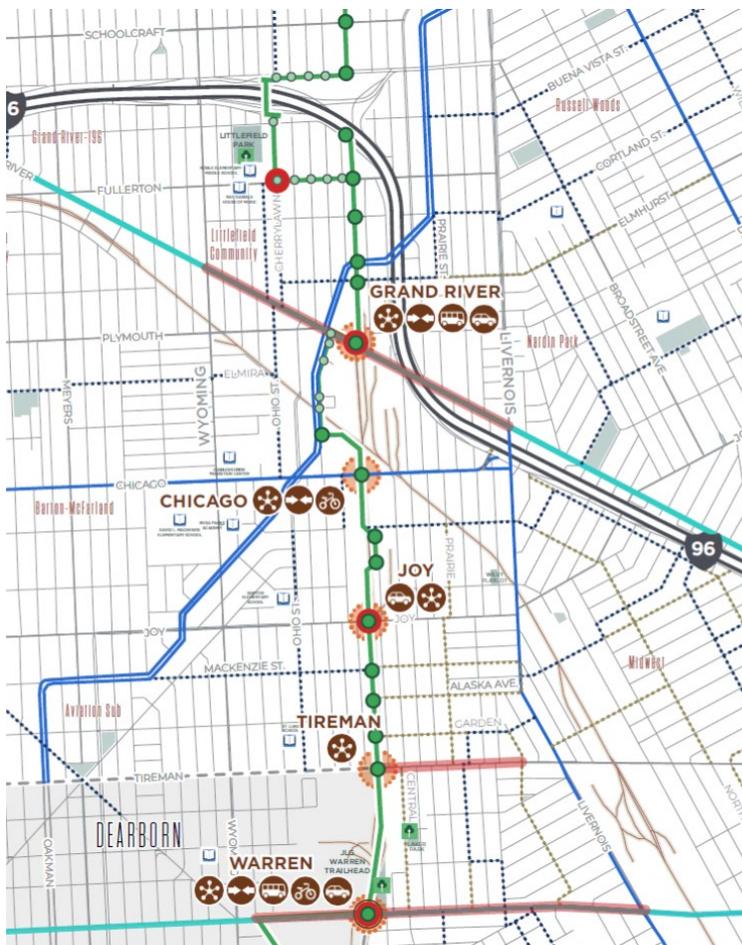
The Give Merit Foundation, a youth centered organization, headed by David Merit, co-founder and board chair of the foundation, broke ground in May 2024 on Phase 1 of the “Holistic life skills & fitness training center”.

Described as **"Taking over a block of land 'in the hood,' and transforming that into a beacon of hope"**, future plans for this \$15M development consists of a gym with a basketball court, live video production space and a podcast studio. Outdoor activities like a splash pad, rock climbing wall, an obstacle course, miniature turf field and space for food vendors and retail will provide additional amenities for park goers.

## VI. CITYWIDE INVESTMENT

### Joe Louis Greenway – Russel Woods/Nardin Park Connectors

The Joe Louis Greenway is a planned 27.5-mile recreational pathway, currently under construction in the City of Detroit. The route will connect to Dearborn, Hamtramck, and Highland Park, and link 23 different neighborhoods to larger trail systems across the state and region. The Russell Woods & Nardin Park neighborhoods are approximately 1/2 mile from the Joe Louis Greenway (JLG) in two directions: to the West via Elmhurst and the North along Dexter. At both of these locations, the JLG is designed as a 60-100ft-wide linear park, offering off-street walking and biking paths within a 26-minute walk or 7-minute bike ride from the Duane site.



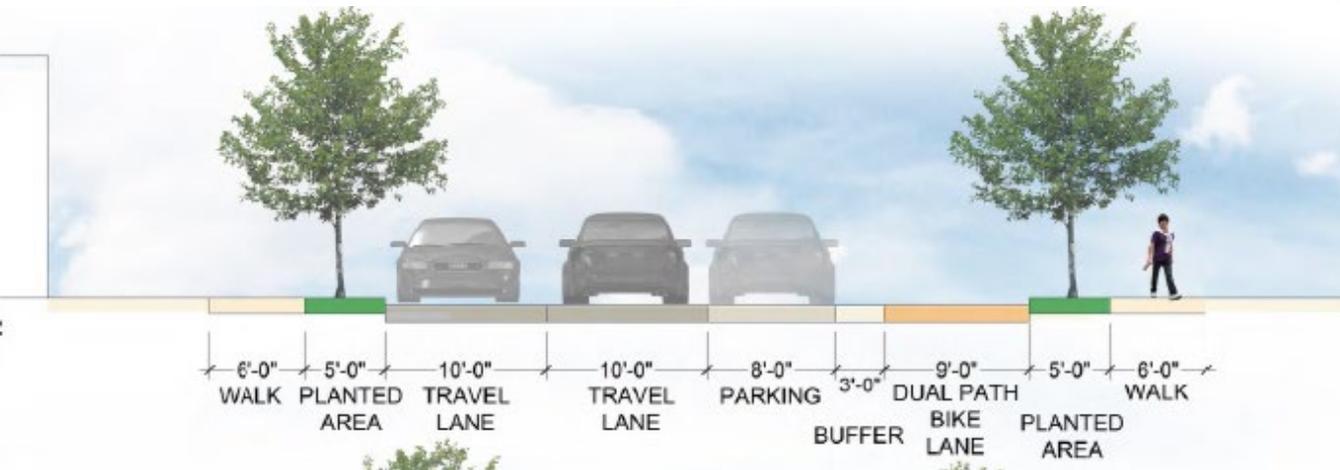
The Russell Woods Nardin Park Framework Plan recommend Elmhurst as a non-motorized connector to the JLG from Russell Woods/Nardin Park and explored design concepts. The Joe Louis Greenway Westside Neighborhood Area Plan further recommends utilizing existing publicly owned vacant land at Elmhurst and Oakman Blvd to develop of a new trailhead park at this location. This connector would link Russell Woods, not only to the JLG, but also to current and future job centers such as the Union Carpenters & Millwrights Skilled Training Center, as well as Grand River Avenue commercial area and high-frequency transit corridor. As the Planning Dept finalizes the JLG Neighborhood Planning Study, the City of Detroit will continue to uplift Elmhurst as a JLG connector and identify resources to implement future enhancements.

Joe Louis Greenway – JLG Westside Draft Mobility Recommendations

## ELMHURST EXISTING CONDITIONS



## LIGHT TOUCH TO IMPROVE PEDESTRIAN SAFETY & COMFORT



# VII. Russell Woods/Nardin Park Neighborhood Investment

## Durfee Innovation Center - 2470 Collingwood St.



The Durfee Innovation Center, the former Durfee Elementary School, has been repurposed by Life Remodeled, a local non-profit organization providing office and event space to smaller local non-profits serving as a non-profit incubator in the heart of the Dexter-Linwood neighborhood (minutes from RWNP). The space is filled with 35 nonprofit businesses/organizations offering much needed community resources to approximately 22,000 Detroiters annually.

## Dexter Hardware Store - 10456 Dexter Ave

Serving the community since 1940, Dexter Hardware is reimagining their commercial presence amid the City's investment in the area. In their 80 years of doing business & supporting local investors and homeowners, the entity looks to invest approximately \$1.5M in remodeling its location and potentially add 8 to 10 residential units on the second level. This transformation will allow the business to diversify and reinvent itself for the future of RWNP neighborhoods.

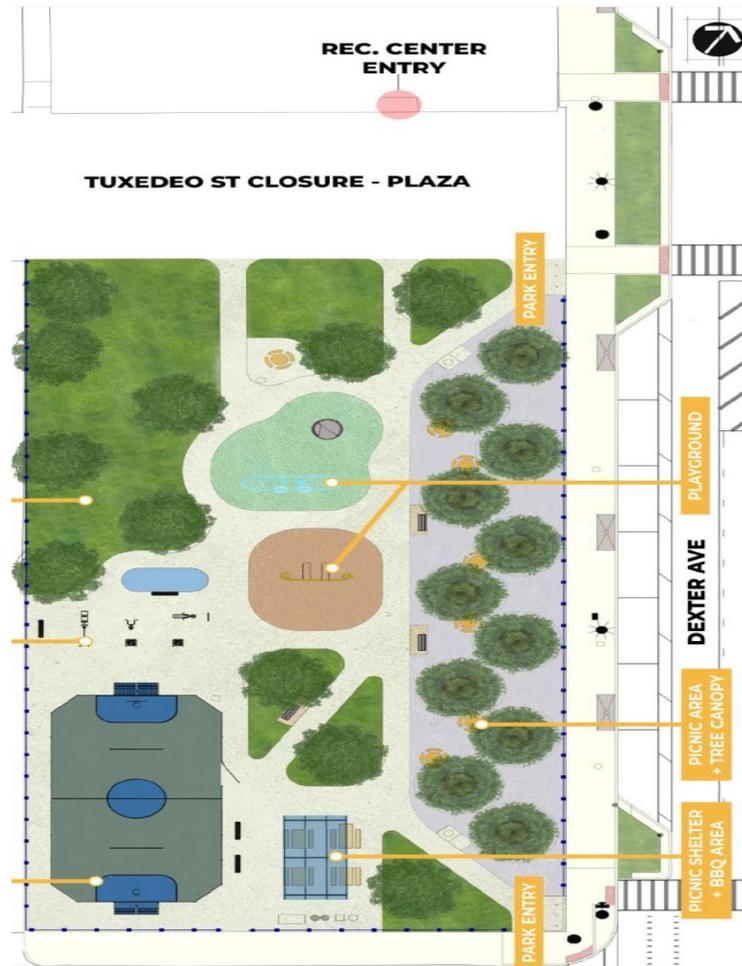


## Dexter – Elmhurst Rec Center n/k/a Helen Moore Center-11825 Dexter Ave.



The city's purchase of the Dexter Elmhurst Center (DEC) is one of the key reinvigorated recreation centers on Detroit's westside. With over \$80M being invested in recreation centers across the city, DEC's modernization to this crucial neighborhood amenity into a central location for community, arts, extracurricular activities and more. The reimagined center, park and parking area begins construction in the Spring of 2024 with the City's investment of over \$12M for the project.

Announced at the 2024 State of the City address, Mayor Mike Duggan announced the name change of the Dexter Elmhurst Center to the Helen Moore Community Center named after local Dexter Elmhurst community activist, Helen Moore; who advocated for the center to be saved as opposed to its demolition. The renovated center will ensure that youth & residents for decades to come will have an active place to support their community.





**In Harmony Café - 12041 Dexter Ave.** "A cozy urban coffee shop "Living Life in Harmony."

In Harmony Cafe Sweets & More is one of the few local coffee shops in the Russell Woods/Nardin Park Framework area. Café owners, Keyona and Tahlib Barnes, are the driving force behind the family business looking to create a local neighborhood amenity to service the long-term

residents in the neighborhood. At the center of the Dexter Commercial Corridor, In Harmony Café is a pivotal commercial amenity in the rebound on this great neighborhood. In Harmony Cafe, a place of family-friendly entertainment, delectable food, and delightful coffee.

**Linwood Fresh Market – 12737 Linwood**

Opened in Linwood Fresh Market (LFM) is a local convenience store established by Sonya Greene, a nurse and local resident in the Dexter-Linwood neighborhood, to combat the healthy food options disparity in the neighborhood. Offering healthy food options located on the Linwood Corridor, LFM is the neighborhood greengrocer. Residents can purchase fresh fruits and vegetables and high-quality prepared foods.

Future phases of the development include a barbershop, hair salon, and four residential units on the second floor of the building along with nonprofit office space.





### The Congregation - 9321 Rosa Parks Blvd.

The Congregation Detroit is a hallmark of the Boston Edison Community. It brings together Coffee, Cafe, Cocktails, and Community, all located in a former church just outside of the Historic Boston Edison Area of Detroit. This Detroit coffee shop serves as one of the first new commercial retail developments in the Dexter-Linwood area in quite some time. Its location on Rosa Parks Boulevard is just one block north from the site of the infamous 1967 riots. The church remained intact and was home to civil rights warriors and activism.

The Congregation Detroit operates in the historic structure of the Unity English Lutheran

Church. Unity English Church was built in 1924, after the small chapel of St. Luke's Evangelical Church burned to the ground in 1917. After the fire, the property fell into the hands of the Church Extension Society of the United Lutheran Church of America and was renamed the Unity English Lutheran Church.

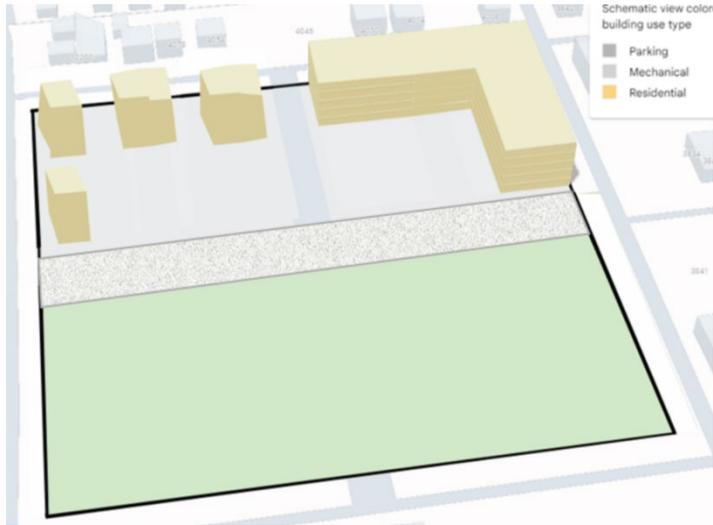
In 1951, Unity English Church became home to the New St. James African Methodist Episcopal Church a modest, red-brick church that would find new life in 70 years later as a reborn popular coffee house, bar and restaurant. Repurposing the original pews, stained glass and an organ, it attracts a clientele from the neighborhood as well as across southeast Detroit.

Its caffeine-fueled vibrancy today obscures a century-long past, one that is deeply entwined with Black Detroit's long struggle for civil rights and economic justice. That's because, unbeknownst to most customers, the church long ago was the home of two of the city's most dynamic preachers, the Rev. Albert Cleage Jr. and the Rev. James Wadsworth Jr., both of whom became legends for their fights for Black self-determination and for starting other churches that live on today as bulwarks of the city's spiritual and activist landscape.



## VIII. THE PROPOSED DEVELOPMENT – 4094 DUANE ST.

The City of Detroit’s Housing & Revitalization Department seeks a highly qualified and experienced development team to submit a mixed housing typology new construction development proposal that supports the highest and best use of the proposed split parcel development. The city sees the proposed project as an opportunity to add density, create intergenerational housing within a unique pocket neighborhood/campus style development in the heart of the Russell Woods/Nardin Park neighborhood.



By building into the current fabric of the RWNP community with its abundance of multi-family housing, this development will focus on varying types of structures with a number of bedroom units on the same parcel. In addition to the latter focus, a community-centered building or space is also envisioned for the development. Green space that is dedicated to residents’ healthier & active lifestyles and enjoyment. **This proposal seeks two potential projects: one in the north (Parcel A) of the site and one in the south (Parcel B).** (See Section IX. Location, Maps, and Photos) The center of the project is to be bifurcated by a non-motorized pathway connecting the development to the

City of Detroit improvements and businesses along the Dexter Commercial Corridor. (See Exhibit A: Meade-Cut Thru)

These options reflect the City’s vision for the site but are not intended to directly prescribe site development. HRD’s Public- Private Partnership (P3) Team will assist with the implementation of the City’s desires in this project.

<b>Location</b>	4094 Duane St., Detroit, MI 48204
<b>Ownership:</b>	City of Detroit c/o Planning & Development Department
<b>City/County:</b>	Detroit/Wayne
<b>Land size:</b>	5.47 acres; 238,382 sq ft (Note: Parcel split will facilitate North & South Duane (appr. 2.74 each)
<b>Lot Dimensions:</b>	~491sf x ~491sf (Total Parcel lot dimension)
<b>Zoning:</b>	Currently zoned <b>R2- TWO-FAMILY RESIDENTIAL DISTRICT</b> . The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

The City will support any zoning changes, conditional land use, or variances required to accomplish the selected development scheme.

**Asking Price:** \$75,000.00 \*

\*Note: The City of Detroit's Housing & Revitalization Department attends to split the site into two identical northern and southern parcels. Proposals should focus on the development of one half of the site. (Please see Exhibit D: Alternative Development Project for purchase of the entire site.)

**IX. LOCATION MAP & AERIAL PHOTOGRAPHS**

**Proposed Site Location and Aerial Site Photograph**



**Former School Photograph**



**Current Site Photograph**



# Lot Dimensions



## X. AVAILABLE INCENTIVES & AFFORDABILITY REQUIREMENTS

The City will favor and show preference to proposals that programmatically offer greater diversity in housing options and bridge various communities in the study area.

### Potential Incentives

The City of Detroit and the Housing & Revitalization Department have several programs and abatements that may be of use for the development of 4094 Duane.

- City of Detroit Housing and Revitalization Notice of Funding Availability (NOFA)  
<https://detroitmi.gov/document/nofa-and-application-package-july-2024>
- Michigan Economic Develop Corporation - CRP  
<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/fact-sheets/communityrevitalizationprogram.pdf>
- [Michigan Economic Development Corporation – RAP](#)
- [MSHDA MI Neighborhood](#)
- LISC
- Detroit Housing for the Future Fund
- Federal Home Loan Bank Affordable Housing Program (AHP)

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>

Utilizing City of Detroit Tax abatements and financing will require adherence to the City of Detroit's Inclusionary Housing Ordinance. Please review this ordinance here. <https://detroitmi.gov/document/inclusionary-housing-ordinance-0>

# XI. EVALUATION CRITERIA AND SELECTION PROCESS

## EVALUATION CRITERIA

Respondent's submission will be evaluated based on the following:

### Respondent and Proposed Team Experience

- Successful experience in the planning, redevelopment, construction, and management of development projects of comparable size and complexity
- Cohesion of the team, as demonstrated by previous experience working together
- Demonstrate a strong track record in delivering quality projects on time
- Have significant commercial or mixed-use development expertise
- The degree to which the team demonstrates successful experience with ownership and management of multifamily developments of similar size

### Local Hiring and Participation

- Detroit-based project team, minority or women owned business, and/or significant partnerships with local firms and community organizations, and evidence of previous local hiring experience

### Preliminary Program Strategy

- The proposed development and methodology provided by the Respondent is logical, feasible, and clearly understandable, and indicates an understanding of realistic sources and uses of funds required for the project.
- Preliminary programming strategy of commercial space, parking, and amenities reflects an understanding of local market conditions
- The extent to which the developer intends to engage the community within their development timeline
- The budgets provided indicate the Respondent's commitment to ensuring the pricing proposed is reasonable
- The proposed timeline and phasing ensures timely completion of the project

### Financial and Leverage Capacity

- Ability to obtain, structure, and implement financing for the Project, including demonstrated ability to procure financing and complete projects on schedule and within budgetary assumptions
- Depth and credibility of financial pro forma, ability to deliver identified financial sources, and capacity of development principles
- Consider the percentage of equity the developer intends to put towards this project

### Project Design Standards

- Any work that was done in the preparation for submission by the Respondent will be taken into consideration

- Extent to which preliminary site plan proposed and design adheres to the Guiding Development Principles
- The degree to which the proposed construction budget is realistic and implementable

## SELECTION PROCESS

A Selection Committee (the “Committee”) will be established to review submissions. Committees typically consist of representatives from HRD, P&DD, NED, DLBA, and community stakeholders. 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:

### DATE

July 23rd, 2024

August 7<sup>th</sup>, 2024

September 1st, 2024

September 15th, 2024

September 30, 2024

### Direction for Submissions

To be considered, all RFQ responses must be received by **5:00 P.M. EST on September 1, 2024**. 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 [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov) or by USB thumb drive delivered to the City of Detroit Housing and Revitalization Department, located in Suite 908 (9<sup>th</sup> 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 RFP. 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 [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@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 RFP 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 the 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).

## **XII. List of Exhibits**

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- Exhibit A**      Meade Cut-Thru (Example of Non-Motorized Pathway)
  
- Exhibit B**      Birney Site Sample Massing
  
- Exhibit C**      Planning & Development Department Guiding Development Principles
  
- Exhibit D**      Alternative Development Strategy

## Exhibit A – Meade Cut-Thru (Example of Non-Motorized Pathway)

The Meade Cut-Thru is a local pedestrian greenway that stitches together vacant land owned by the Detroit Land Bank Authority to connect the East Davison Village neighborhood to the future Joe Louis Greenway, businesses on Conant Street, the improved Jayne Field, schools and library, and more. The Meade Cut-Thru also creates a direct link between the city-owned vacant school at 13000 Dequindre, which has the potential to be redeveloped into an important new hub in the community.

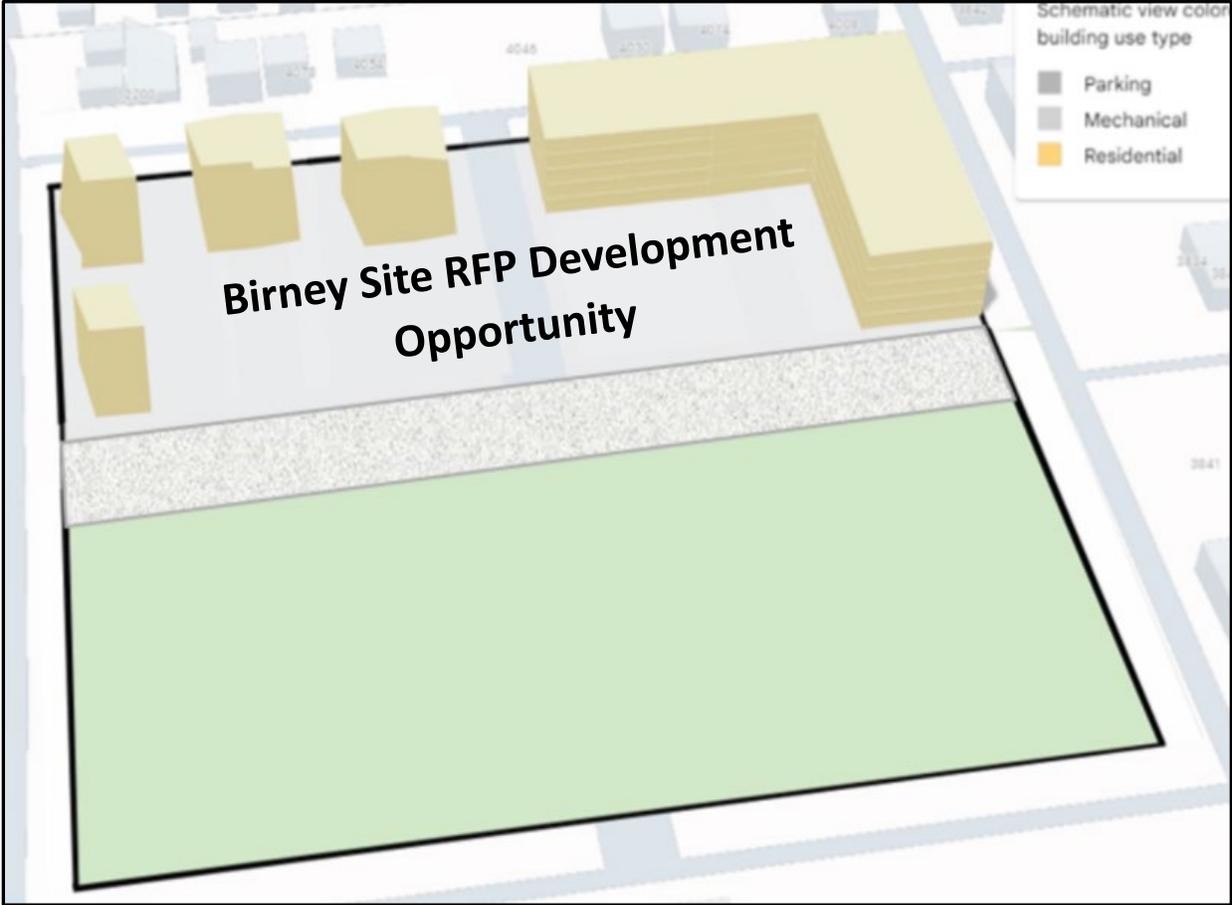
Excerpt from [www.interboropartners.com/diary/cdb-meade](http://www.interboropartners.com/diary/cdb-meade)



# Exhibit B - Mixed Typology Massing Sample

The City seeks developers to consider multiple-structures, multiple units, and varying typologies to create density that attracts a variety of demographics with varying space requirements. Departing slightly from the traditional single-family, duplex, and quadruplex dynamics that can be found in the surrounding neighborhoods, the City looks to create a dense location where residents can age in place.

The below sample massing provides one example of many pocket neighborhood/campus style developments that can be envisioned on this site. The successful proposal will consider unique opportunities to blend maximum residential units with active greenspace, minimum parking, and unique connections to the surrounding developments and projects such as the Dexter Commercial Corridor, Joe Louis Greenway, and the larger regional attractions and developments.



# **Exhibit C – Planning & Development Department Guiding Development Principles**

## **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 RFP 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. Densities shall support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
2. Design for environmental sustainability – both in the natural (i.e. wetlands, natural plant species) and built environment (i.e. storm water mitigation, LED lighting, renewable energies).

### **Parking**

1. Minimize land surface area dedicated to parking in order to maximize the site for development.
2. Vehicular access should be located so as to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys, where possible.
3. Bicycle parking should be located so as to minimize, if not avoid, conflicts with pedestrians, utilizing alleys and adequate shelter, where possible.

## Exhibit D – Alternative Development Strategy

The City of Detroit Housing and Revitalization Department seeks to explore and will consider proposed developments that look to utilize the entire development site for the construction of multiple structures and a mixture of housing typologies. Developers seeking to acquire and develop the entire parcel should propose a development strategy that:

- Capitalizes on multiple housing typologies
- Seeks to partner and engage with emerging developers to develop smaller portions of the site as a complement to the larger portions
- Provide ample green space on site for community use
- Incorporate a non-motorized pathway in the design to connect to the larger Russell Woods/Nardin Park Developments and Dexter Commercial Corridor Investments.



A successful alternative development will provide a realistic phasing schedule (if applicable) that prioritizes residential unit developments alongside greenspace and placemaking developments.

Acquisition Price for Total Parcel: \$150,000.00