



## MIDWEST – TIREMAN DEVELOPMENT REQUEST FOR PROPOSALS

6832, 6836, 6864, 6872 and 6878 WEST WARREN

Release Date: June 13, 2025

Pre-Submission Conference: July 9, 2025

Proposal Submission Deadline: August 29, 2025



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## I. PROJECT OVERVIEW

The City of Detroit's Housing and Revitalization Department (HRD) Public - Private Partnership (P3) Division seeks a qualified development team to bring a new construction mixed-use development to the Midwest Tireman Neighborhood.

The project consists of five parcels:

- 6832 W Warren – A vacant lot totaling 0.045 acres (2,001 sf).
- 6836 W Warren – A vacant lot totaling 0.046 acres (2,004 sf)
- 6864 W Warren – A vacant lot totaling 0.322 acres (14,019 sf)
- 6872 W Warren – A vacant lot totaling 0.137 acres (5,988 sf)
- 6878 W Warren – A vacant lot totaling 0.046 acres (2,001 sf)

The above sites total 0.776 acres (26,013sf).

These sites offer a strategic development opportunity in Midwest Tireman. The neighborhood has approximately over 13,000 residents and is growing. This area is known for its historical significance as one of the first black neighborhoods outside of Detroit's Black Bottom and is currently undergoing revitalization efforts such as the Joe Louis Greenway Expansions. The West Warren streetscape improvements- stretching from the Dearborn city limits to Livernois Avenue- along with the new West Warren trailhead, shows the start of revitalization opportunities for the area.



The Midwest Tireman Neighborhood has a rich history of small businesses located throughout the community and especially along West Warren Avenue, the major corridor of the neighborhood.

The Czelusniak family owned 6832 and 6836 W Warren Avenue in the 1950s. 6836 W Warren was an appliance store for most of its life, known as Oxford Appliance selling appliances, apparel and upholstery. The Czelusniak family sold 6832 West Warren in 1958. The building operated as a hat store called HG Hatmaker from 1958 until it was sold in 1960 to become a shoe store, known as Crown Shoes. Eventually the building became a resale shop, Charitable Arms Resale in 1972.

From 1928 through 1976, 6872 W Warren housed several businesses: a barbershop, a women's apparel shop, a paint store, a doctor's office and a pharmacy. 6878 W Warren held various restaurants and bars throughout the years. In 1931 it was listed as the Diamond Café, then in 1946 it was listed as George Cytacki Bar. Throughout the 1950s it became B&T Bar/Tavern until it was sold in the 1960s, becoming a restaurant known as Crayton's Southern Sausage.

The most notable location being 6864 W. Warren Ave, which was historically known as the West End Theatre. This venue was a popular neighborhood movie theatre that opened in the early 20th century, featuring a streamline marquee. The theatre ran until the 1940s and was eventually sold and turned into a church. In 1955 it was the Tabernacle, in 1962 it became the West Institutional Baptist Church and then Christ Missionary Baptist Church in 1968. The building has since been demolished.



The City of Detroit Public Private Partnership team envisions a new mixed-use commercial/residential construction that provides affordable housing and commercial retail that caters to and contributes to the community and commercial corridor. The project should aim to include parking on site. The proposed development should reflect the desires found in the Midwest Tireman Framework Plan and the design principles laid out in the Request for Proposals.

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 development of emerging local developer, architect, and builder talent through the real estate projects in the Strategic Neighborhood Initiative. While not required for all participants, some 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.
- **Vibrant Commercial Corridor** - The project will contain, as a mixed-use development, the intent of the City of Detroit's "Vibrant Blocks Program". A street with businesses and other development that's designed to support local businesses, increase safety, and create a sense of community. It's about restoring corridors as the backbone of neighborhoods, where people take pride in their unique beauty, and where business owners and community members invest to create a better place.

The successful respondent will:

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

Respondents are asked to submit the following:

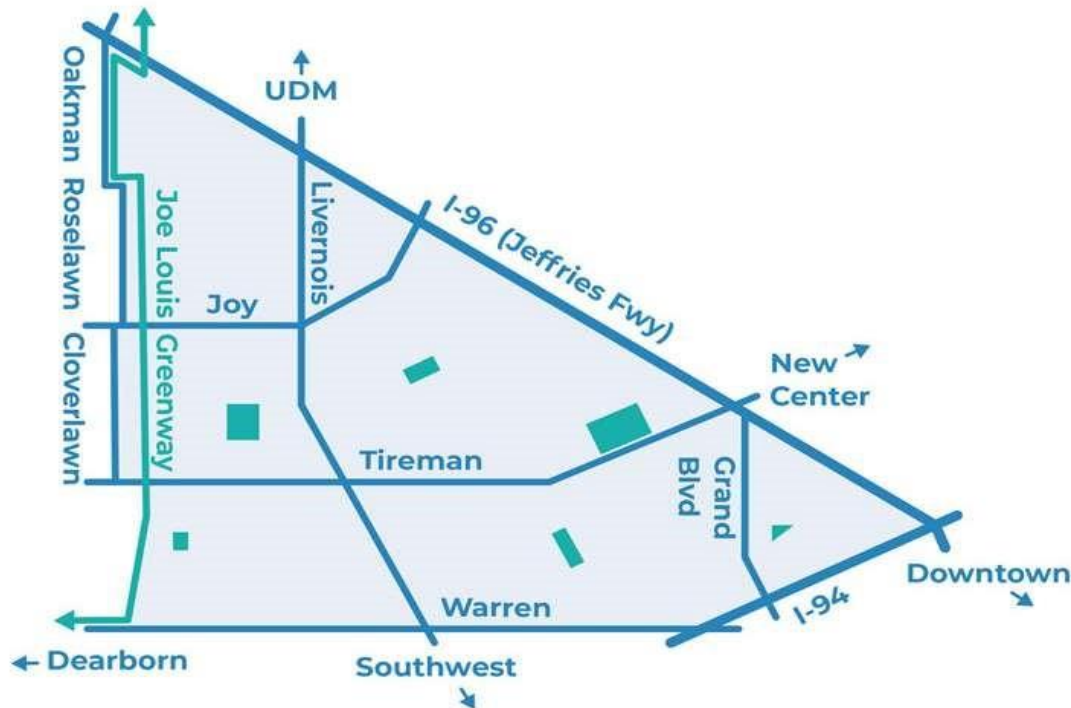
1. Project Description: Letter of intent, which includes a narrative of the Respondent's approach to developing the site, scenario selection and programming, and anticipated outcome
2. Project Team Experience: Detailed professional experience/history of the development team including current resumes & 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

**NOTE: This RFP outlines the preferred programming and design that the City of Detroit envisions for the proposed site; however, respondents are encouraged to submit alternative plans they may determine to be appropriate and financially feasible.**



## II. NEIGHBORHOOD CONTEXT / AREA SUMMARY

The Midwest Tireman neighborhood is bounded by Oakman Blvd, Clover Lawn, and Roselawn on the west, Warren Avenue and I-94 to the south, and I-96 to the north and east.



The Midwest-Tireman Neighborhood has a rich history as a thriving neighborhood whose prosperity was tied to the African American middle-class experience. The neighborhood has gone by many names, including: “The Westside”, “The Old West” and the “North Warren Community”. Up until the 1920s, the neighborhood consisted of people from European dissent, predominately Jewish. From the 1920s to the 1950s, the area became home to predominately middle-class African Americans. The neighborhood was a mix of well-maintained single and multifamily houses alongside thriving commercial corridors along Tireman and Grand River Avenues. Historically, the area, south of Tireman Avenue and Grand River Avenue, is known for being the first Black enclave established outside the traditional Black Bottom and Paradise Valley neighborhoods.

As of March 2025, the median home sale price reached \$140,000, marking a 39.4% increase from the previous month, reflecting the growing demand and investment in the area. The racial composition of Midwest-Tireman mirrors that of Detroit as a whole. According to the 2020 American Community Survey, around 82% of residents are African-American, about 12% identify as Hispanic/Latine, and the remaining 6% identify as either non-Hispanic white or multiracial. Since the last census, individuals identifying as Hispanic/Latin has increased in the area. Midwest Tireman homes are larger and there are more affordable housing options than the homes located in the Southwest neighborhoods. The growth in the Midwest Tireman neighborhood reflects families moving out of the more densely populated Southwest neighborhoods. The residents, institutional partners, and the dedicated business owners and workers continue to drive the neighborhoods vitality.



There are many legacy businesses and institutions in the neighborhood including: community-focused organizations like Equity Alliance and Class Act Detroit; active businesses like Soul On Ice & Brooksey's; and several active churches, such as Iglesia La Luz del Mundo, Ark of Deliverance, and Greater Apostolic Church. Strategically located near major employment corridors and infrastructure improvements—including the Joe Louis Greenway, West Warren Streetscape, and proximity to Michigan Central Station—Midwest Tireman is well-positioned for mixed-use development.

The City's Planning and Development Department (P&DD) completed a \$350,000 neighborhood framework plan for Midwest Tireman as a comprehensive guide for the revitalization and redevelopment of the neighborhood. The plan aims to address key issues and identify opportunities for new construction redevelopment, repurposing existing buildings and improving infrastructure. The recommendations within this framework plan seek to address community needs and priorities related to the following themes:

- Housing and Neighborhoods
- Business and Retail, Streets and Mobility
- Parks and Open Space
- Light Industrial Development

The goal of the framework plan is to build upon the positive investment efforts that residents and businesses have already made while creating a strategy that can be used to advocate for changes that align with the vision of the community.

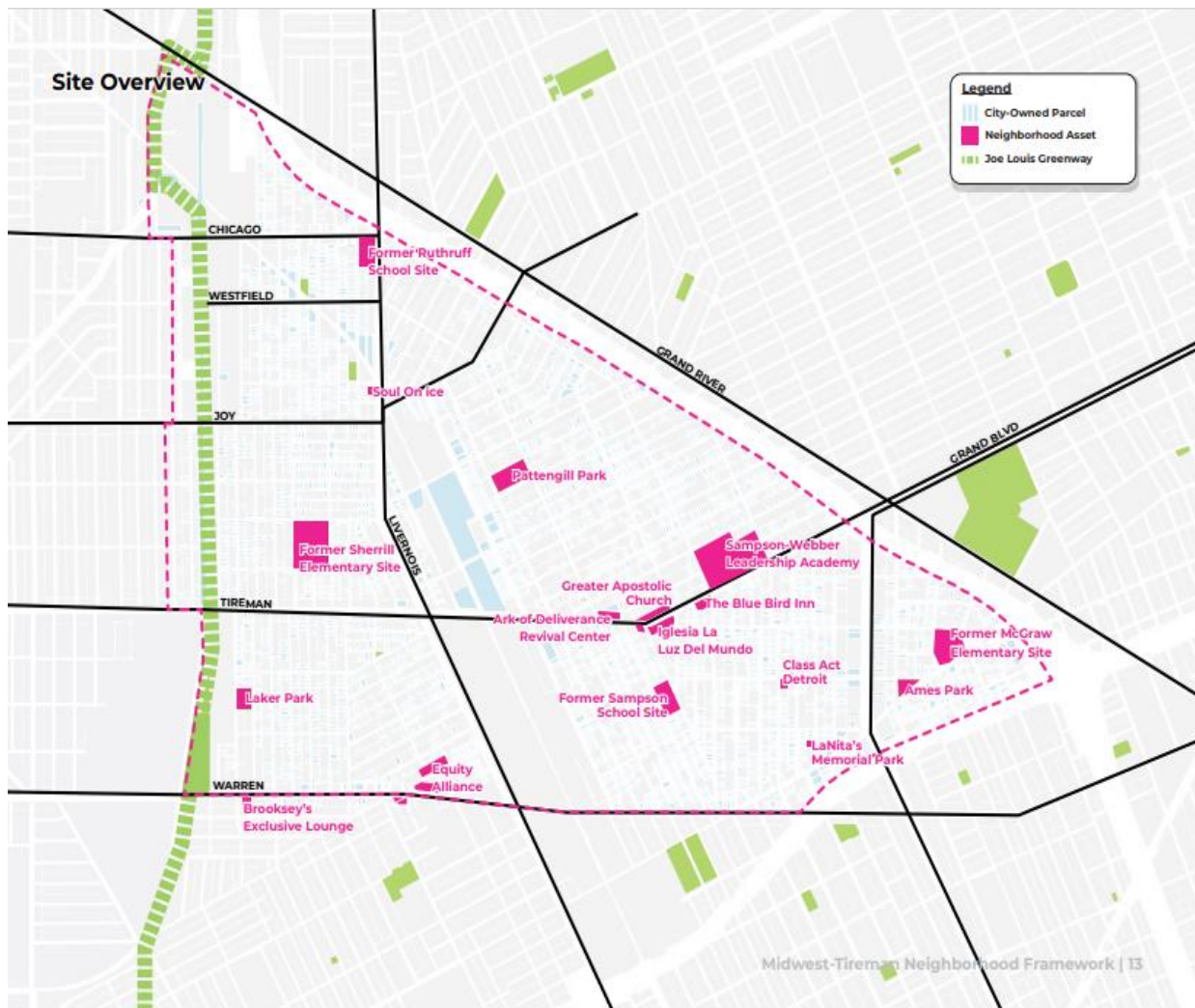
For more information on the Midwest Tireman Framework Plan go here:

<https://detroitmi.gov/departments/planning-and-development-department/neighborhood-plans/central-designregion/midwest-tireman/framework>.



### III. Midwest Tireman Commercial Investments

The Midwest Tireman area offers a mix of history, community, and opportunity. The neighborhood has a variety of commercial, residential, and community redevelopment opportunities given its proximity to other improving areas such as Russell Woods/Nardin Park, Corktown/North Corktown and Southwest Detroit.



The Midwest Tireman neighborhood is made up of several community assets that help to revitalize and rejuvenate the area. Below are several developments paving the way for continued growth.

## Blue Bird Inn Detroit



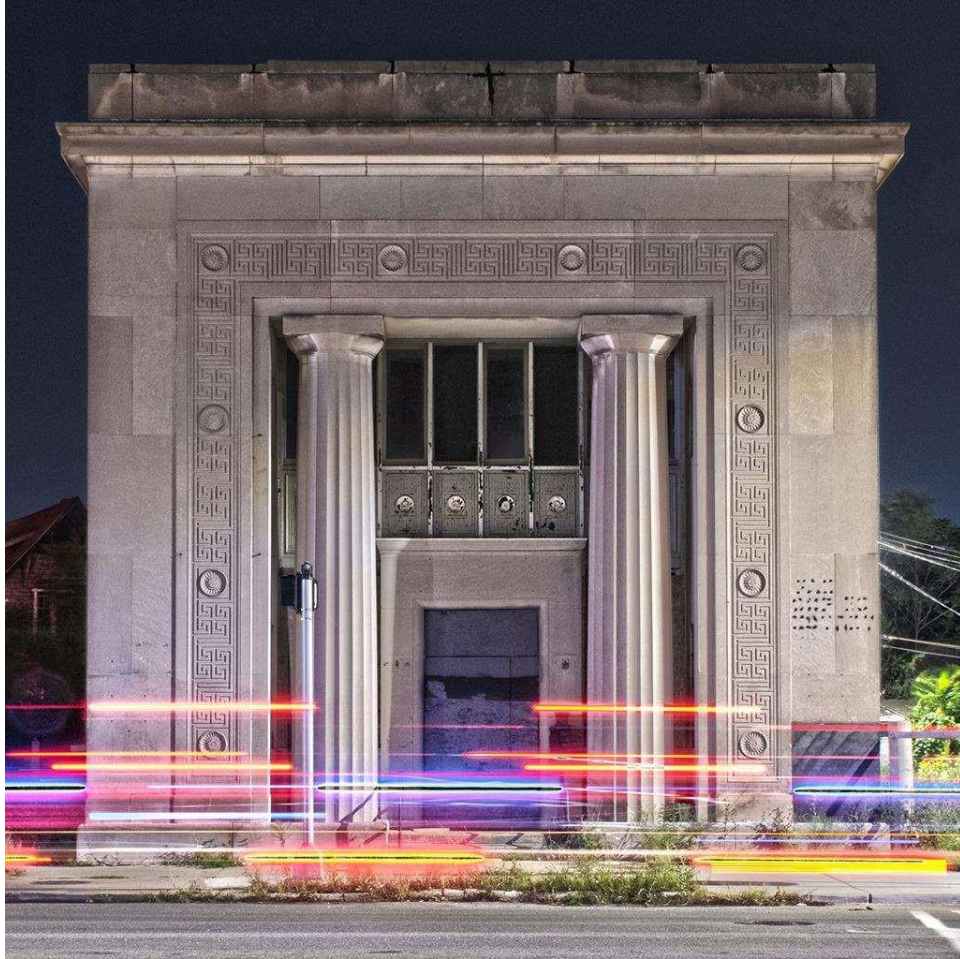
The Blue Bird Inn is a historic jazz venue that played a notable role in the city's cultural and musical development. The Blue Bird originally opened in 1937 and became a hotspot for jazz in the 1950s. It hosted legendary musicians such as John Coltrane, Miles Davis and Thelonious Monk. The club was central to the bebop movement and became a cornerstone of Detroit's jazz scene. It also served an important function providing banking services, such as check cashing during the 1960s through 1980s, when Black Detroiters faced discrimination from traditional financial institutions. The club also fostered talent allowing local youth to perform, many of whom went on to have successful jazz careers.

Though the club closed in the early 2000s, it is currently being restored. The Detroit Sound Conservancy (DSC) finalized the purchase of the Blue Bird Inn in 2019 and has been working to preserve the building as part of Detroit's rich musical heritage. They aim to transform the Blue Bird into a multi-use space that will continue to honor its legacy as the birthplace of Detroit Jazz. The DSC received a transformational grant of \$1.9M over four years from the Mellon Foundation to support the rehabilitation of the Blue Bird Inn and will be opening soon.





## 5601 W Warren



5601 W Warren is part of a City-sponsored marketing effort to seek new owners. Originally built in 1920 by the well renowned architect Albert Kahn, it was built as a branch of the Detroit Savings Bank. The building's design is typical of early 20<sup>th</sup> century bank architecture, which aimed to display strength and reliability. Eventually the building transitioned from a bank into a community space. By 1986, it housed the Detroit Black Writers' Guild and the West Warren Avenue Merchants Association, both community-driven organizations led by Peggy Moore, local community member and writer. The Detroit Black Writers' Guild played a significant role in promoting literacy, black history and culture in Detroit.

The building recently ended a marketing effort for commercial use, ideally food and/or dining related. The renovation and reopening of this building will further enhance the neighborhood providing services to residents, space for community gathering and reinvestment Midwest Tireman. Please view the previous marketing [here](#), this property will be remarketed Fall of 2025.

## Brooksey's Exclusive Lounge



Brooksey's Exclusive Lounge is a popular sports bar and grill located in Midwest Tireman directly adjacent to the Joe Louis Greenway West Warren entrance. Known for its welcoming atmosphere and commitment to the community, Brooskey's has become a popular gathering spot for residents. Brooskey's is not only known as a local bar and grill but also offers its space to the community by hosting events, live music and a place for patrons to view sports game.



## Soul on Ice Detroit





Soul on Ice is an upscale Bistro, bar and entertainment venue owned by Herb and Danielle Sanders, both lifelong Detroit residents who designed Soul on Ice as a space for the community to gather and celebrate their heritage. The venue offers a variety of soul food inspired dishes, specialty cocktails and a mix of live music, ranging from jazz to old school hip hop. The establishment received a grant by Motor City Match of \$35,000 contributing to total investment of \$500,000 in redevelopment.

## IV. Midwest Tireman Education Investment

### University of Detroit Mercy School of Dentistry



The University of Detroit Mercy School of Dentistry (UDMercy School of Dentistry) located at 2700 Martin Luther King Jr. Blvd is committed to offering students a dynamic and comprehensive academic environment and serves as a critical resource for Detroit residents throughout the city. UDMercy expanded to this location in 2008 and has committed to cultivating professionals who not only seek growth in their profession but are dedicated to the growth and health of the community. As part of the University of Detroit Mercy, one of the oldest and most respected Jesuit universities in Michigan, the dental school is committed to academic excellence and service to the community.

University of Detroit Mercy School of Dentistry is located just outside the Midwest Tireman neighborhood and serves a vital role in providing a wide range of quality affordable dental services offered to underserved populations through its on-site clinics regardless of income level. These services include preventive care, restorative treatments, oral surgery, orthodontics, pediatric dentistry and more.



## Class Act Detroit



Class Act Detroit is a non-profit organization founded by local musicians and educators to provide young people with opportunities to learn about and engage in the arts. Class Act Detroit offers programs in music production, DJing, and performance. Class Act Detroit creates accessible art education by offering free and low-cost programs that teach the fundamentals of various art forms, helping to preserve and continue the area's rich cultural legacy. Class Act collaborates with schools, community centers and other non-profits in the area, supporting the broader goal of equitable development in Detroit.





## V. Midwest Tireman Community Organizations

### Equity Alliance



The Equity Alliance of Michigan is a community-based nonprofit focused on building and engaging the community through equity, entrepreneurship, empowerment, employment and mobility. Equity Alliance has been instrumental in bringing financial resources to the neighborhood. In 2021, Equity Alliance secured a \$500,000 grant from the CDC Foundation with support from Robert Wood Johnson Foundation to increase COVID-19 vaccination access in vulnerable communities. Equity Alliance also received a grant of \$40,000 from Motor City Match for its community kitchen creating an opportunity to host several community events such as the Midwest Tireman Framework Expo, Juneteenth celebration and more.



## Faith Based Organizations

Faith based organizations such as Ark of Deliverance Revival Center, Greater Life Apostolic Church and Iglesia La Luz del Mundo in the Midwest Tireman Neighborhood have served as anchors in the neighborhood making significant contributions to the community through various programs and services. This is an overview of a few of their notable efforts and impact on the community.



Together, Ark of Deliverance Revival Center and Greater Life Apostolic Church have played a pivotal role in strengthening the Midwest Tireman community. Through decades of service, these churches have collectively provided critical support systems, hosted resource fairs, and created programs that serve residents across all age groups. Their combined commitment to outreach, spiritual guidance, and practical support has fostered a strong foundation of trust, resilience, and community connection in the neighborhood. Alongside organizations like Iglesia La Luz del Mundo, they contribute to a vibrant and engaged local network dedicated to uplifting residents and driving neighborhood renewal.



## VI. Midwest/Tireman Neighborhood Investment

### Joe Louis Greenway

The Joe Louis Greenway is a 27.5 mile recreational pathway that will unify Detroit's neighborhoods, people and parks across the City. The City of Detroit was awarded \$20.7 million from a federal grant to construct the greenway. The total investment for the Greenway has increased to \$211 million from State, County, City and Private funding. Most recently a \$12.5 million federal grant was awarded in January of 2025 to support construction and design efforts. This path will not only connect Detroit, including Midwest Tireman area, but surrounding cities like Dearborn, Hamtramck and Highland Park through a large regional trail system.



The Joe Louis Greenway is expected to be a transformational development with a significant impact on the surrounding communities by providing a safe green space for walking, biking, and other activities. It is also seen as a tool for economic revitalization and businesses and creating new development opportunities along the path and at the entry ways. The greenway is more than just recreational; it's a symbol of community investment and equitable development in multiple neighborhoods in Detroit.

The West Warren Gateway project transformed a segment of a former blighted and abandoned rail corridor into a 4-acre park, that

includes a signature playscape, pavilion with flexible community space, fitness equipment, green infrastructure, and accessible parking. To further enhance connectivity to the JLG and West Warren Gateway, the City of Detroit is also investing \$1.25m in streetscape improvements along West Warren Avenue between the City of Dearborn limits and Livernois Avenue. Benefits of the greenway include enhanced connectivity and mobility, accessible space to aid physical activity, community revitalization and engagement. The project creates a safe multimodal connection to the Joe Louis Greenway Trail and provide an inviting environment for neighbors.



## West Warren Streetscape Project



In 2022, the City of Detroit allocated approximately \$5.6 million for the West Warren Streetscape Project, focusing on the segment between the Southfield Freeway and Mettetal Street. This initiative includes enhancements such as improved lighting, landscaping, benches, and pedestrian crosswalks. This project is part of a broader \$95 million infrastructure plan that was unveiled in 2023. This plan aims to repave 81 miles of roads, develop new streetscapes and replace 70,000 damaged sidewalks across the City of Detroit.

The City of Detroit has proposed further streetscape improvements along W Warren between Central St and Livernois Avenue. Investing \$1.25 million of American Rescue Plan A funds into these improvements aiming to address traffic safety issues, create a safe multimodal connection to the Joe Louis Greenway Warren Trailhead, and provide an inviting environment for neighbors and other roadway users.

Additionally, in October 2024, Governor Gretchen Whitmer announced a \$6.5 million award through the Shared Streets and Spaces Grant program to 27 municipalities and eight transit agencies in Michigan. The program aims to support quick build projects that enhance public spaces, including streetscapes, to improve public health, safety and businesses. Together, these enhancements reflect the ongoing efforts to enhance and revitalize the Midwest Tireman neighborhood in Detroit.

## LaNita's Memorial Park

Carolyn Pruitt created LaNita's Memorial Park in honor of her mother LaNita's who lost her battle with cancer in 2007. The family has been in Midwest Tireman neighborhood for generations and are well known in the community. Carolyn transformed a vacant lot into a recreational community area. She designed the park, flower selection and location based on her mother's favorite things. The park has over 20 native plant species, a rain and pollinator garden and is intended to be enjoyed by both humans and wildlife.





## VII. CITYWIDE INVESTMENT

The City of Detroit is currently seeing an influx of citywide investment and developments that are significantly transforming the landscape of Detroit. With the one of the most notable of which being Michigan Central Train Station

### Michigan Central in Corktown



Michigan Central station was built in 1913 by the architectural firm Warren and Wetmore and was designed to be one of the largest rail terminals in the world. The station was a key part of the Michigan Central Railroad's operation and played a significant role in Detroit's status as a major industrial and transportation center. However, the station closed in 1988 after decades of declining use and was left abandoned for years.

Ford Motor Company purchased the Michigan Central Station in 2018 and announced its \$740 million plan to restore the station. Today that investment has grown into a \$1 billion transformation of MI Central. The historic train station has been restored and repurposed as a hub for innovation and mobility. The station now includes public spaces, such as the \$6 million transformation of Roosevelt Park in front of the Station, as well as retail, office space, a planned hotel, and a recently announced coffee shop. Michigan Central Station aims to create

thousands of jobs stimulating economic growth throughout Detroit.

## VIII. THE PROPOSED DEVELOPMENT – 6832-6878 WEST WARREN

The City of Detroit is seeking a qualified and experienced development team to complete a new construction mixed use, commercial space. The following parcels: 6832, 6836, 6864, 6872 and 6878 West Warren parcels total 26,013 square feet or 0.59 acres.

The City of Detroit is looking for proposals that will revitalize these parcels, inspiring neighborhood growth and expansion.

<b>Location</b>	6832-6878 W Warren
<b>Ownership:</b>	City of Detroit c/o Planning & Development Department
<b>City/County:</b>	Detroit/Wayne
<b>Land size:</b>	2,001 sf (6832 W Warren) 2,004 sf (6836 W Warren) 14,019 sf (6864 W Warren) 5,988 sf (6872 W Warren) 2,001 sf (6878 W Warren) <b>26,013 sf (Total square footage)</b>
<b>Lot Dimensions:</b>	100ft x 20ft (6832 W Warren) 100ft x 20ft, (6836 W Warren) 100ft x 140ft, (6864 W Warren) 100ft x 60ft, (6872 W Warren) 100ft x 20ft, (6878 W Warren) <b>100ft x 260ft (Total dimensions)</b>
<b>Zoning:</b>	B4 (all lots) *Note: B4 allows for mixed-use development, while certain uses are permitted by-right, additional uses, which may be successfully blended with permitted-by-right-uses, are conditional

**Asking Price:** \$50,000 (Total reflects all lots)



## IX. LOCATION MAP & AERIAL PHOTOGRAPHS

Proposed Site Location and Aerial Site Photograph

Aerial Photo 6832-6878



Site Photo



## X. AVAILABLE INCENTIVES & AFFORDABILITY REQUIREMENTS

The City of Detroit will favor and show preference to proposals that programmatically enhance retail and housing diversity and create stronger connections within the Midwest Tireman neighborhood plan.

### Potential Incentives

There are several incentive programs and abatements that may be available for the proposed development of 6832-6878 W Warren including but not limited to:

- Michigan Economic Development Corporation - CRP  
<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/factsheets/communityrevitalizationprogram.pdf>
- Michigan Economic Development Corporation – Revitalization And Placemaking (RAP)  
<https://www.michiganbusiness.org/rap/2/>
- MSHDA MI Neighborhood Opportunity Fund  
<https://www.michigan.gov/mshda/neighborhoods/mi-neighborhood>
- Strategic Neighborhood Fund  
<https://investdetroit.com/strategic-neighborhood-fund/>
- LISC  
<https://www.lisc.org/our-model/lending/loan-products/>
- Detroit Housing for the Future Fund  
<https://dhff.org/>
- Federal Home Loan Bank Affordable Housing Program (AHP)  
<https://www.fhlbi.com/services/community-programs/affordable-housing-program/>
- City of Detroit Housing and Revitalization Notice of Funding Availability (NOFA) of 2024  
<https://detroitmi.gov/document/nofa-and-application-package-july-2024>

For interest in the City of Detroit PILOT FastTrack, developers can place interest here:

<https://detroitmi.gov/departments/housing-and-revitalization-department/housing-development/payment-lieu-taxes-pilot>

The Detroit Economic Growth Corporation (DEGC) offers many tax abatement programs and incentives. More information can be found here: <https://www.degc.org/tax-incentives>

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

June 13, 2025

July 9, 2025

August 29, 2025

September 1, 2025

September 8, 2025

### Direction for Submissions

To be considered, all RFP responses must be received by 5:00 P.M. EST on August 29, 2025. The responsibility of submitting the RFP response rests entirely with the Respondent to the RFP.

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).

### **Pre- Submission Conference & Timeline**

On July 9, 2025, HRD will conduct a pre-submission conference through Microsoft Teams starting at 1:00pm, Additional questions can be directed to [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov)

Join meeting here: [Weatherby and Warren Pre-Submission Conference](#)

## **Microsoft Teams** [Need help?](#)

### **Join the meeting now**

Meeting ID: 264 391 703 471 6

Passcode: j6P2Cs3o

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### **Dial in by phone**

[+1 469-998-6602,,383733267#](#) United States, Dallas

[Find a local number](#)

Phone conference ID: 383 733 267#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)



## XII RE-IMAGINING WEATHERBY AND WARREN

The City of Detroit seeks developers to propose a new construction commercial space that will complement the neighborhood.



The sample massing below illustrates a potential envisioning of how the site can be used. Successful proposals will integrate high density residential units, an accessible green space, parking and retail spaces that benefit both residents and the Midwest Tireman neighborhood.



**Note: All renderings are conceptual and do not provide any descriptive approach to the proposed RFP request. There are, however, some general aspects within the renderings that can be integral to the scoring, intention & feasibility of the project.**