

James J. Bufalino
BROKER / OWNER

FOR SALE: 346, 352, 356, 358, 360, 362 W. Grand Boulevard & 3636 Porter
ASKING PRICE: \$105,000.00
PARCEL SIZE: 0.49 ACRES (7 Combined Parcels)
LOT DIMENSIONS: 154 X 147 ft (W. Grand Blvd. & Porter Street)
PROPERTY TYPE: VACANT LAND
DEVELOPMENT: NEW BUILD DEVELOPMENT (Minimum 8 Units)
ZONING: R5 Residential uses including single family detached dwellings, townhouses, two-family dwellings, and multifamily dwellings
TAX INCENTIVES: YES - NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

SELLER

Detroit Land Bank Authority
500 Griswold, Suite 1200
Detroit, Michigan 48226
c/o Premier Property Services

LISTING BROKER

Premier Property Services
James Bufalino
400 Renaissance Center Suite 2600
Detroit, MI 48243
Email: James@PPSAM.com
Direct: (313) 806-1303
Web: www.PPSAM.com



SITE
0.50 ACRES

12009733

12009649

12009650

12009732

12009651

12009134-8

12009731

12009652

Grand Blvd W

12009730

12009653

3332

12009729

12009654

4008333

12009728

12009655

14008334

12009727.004L

12009656

Grand Blvd W

12009727.003

12009657

14008335

12009727.002

12009658

12009727.001

12009659

14008336-7

12009726

12009660

14008338

12009725.007L

Porter St

12009725.001

12009661

1200013

12000132

25th St

14008339

12009662

14008340

12009663

Porter St

12009723-4

12009664

08751

12009665

14008750

12009666

14008749

12009722

14008341

12009667

Porter St

Grand Blvd

MASSING OPTION 1

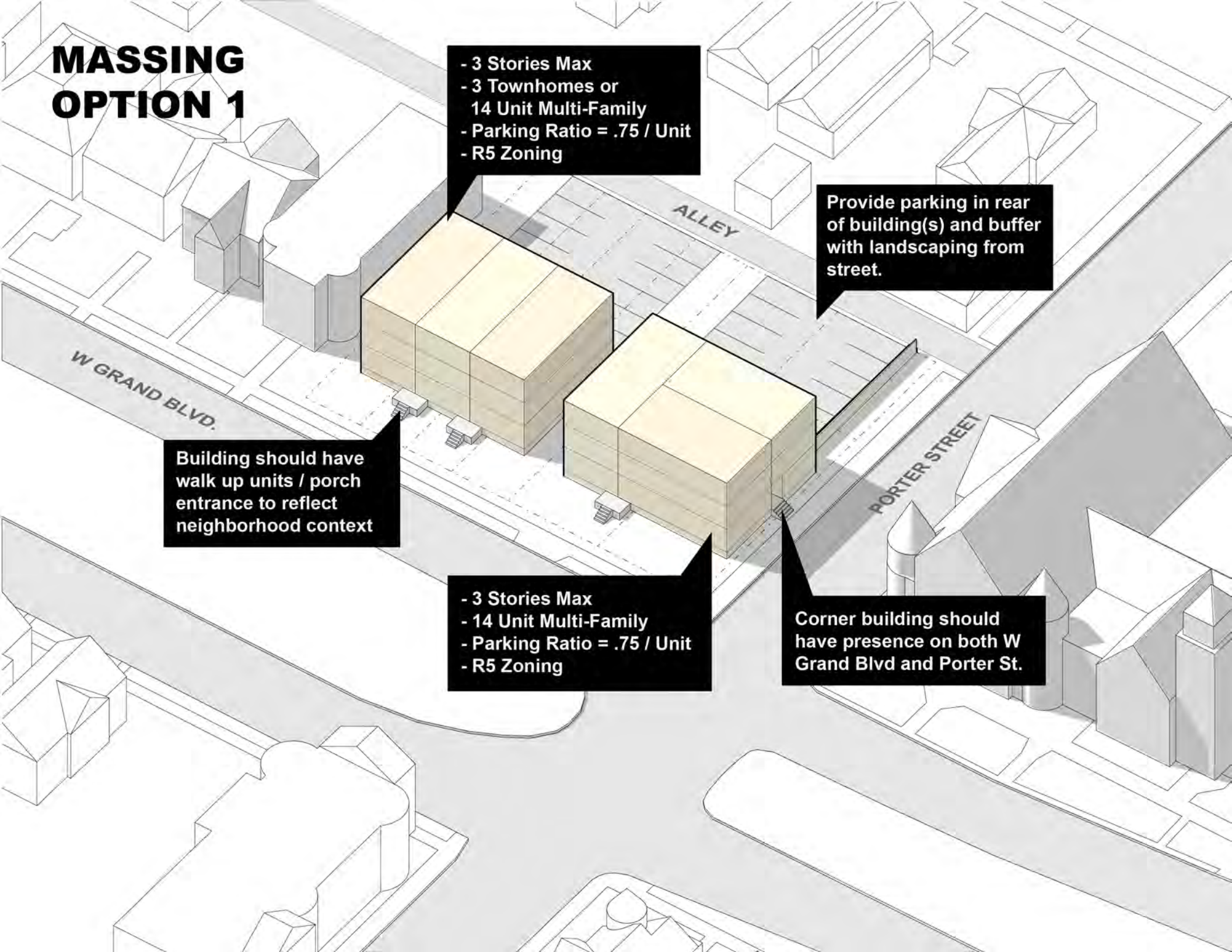
- 3 Stories Max
- 3 Townhomes or 14 Unit Multi-Family
- Parking Ratio = .75 / Unit
- R5 Zoning

Provide parking in rear of building(s) and buffer with landscaping from street.

Building should have walk up units / porch entrance to reflect neighborhood context

- 3 Stories Max
- 14 Unit Multi-Family
- Parking Ratio = .75 / Unit
- R5 Zoning

Corner building should have presence on both W Grand Blvd and Porter St.



MASSING OPTION 1



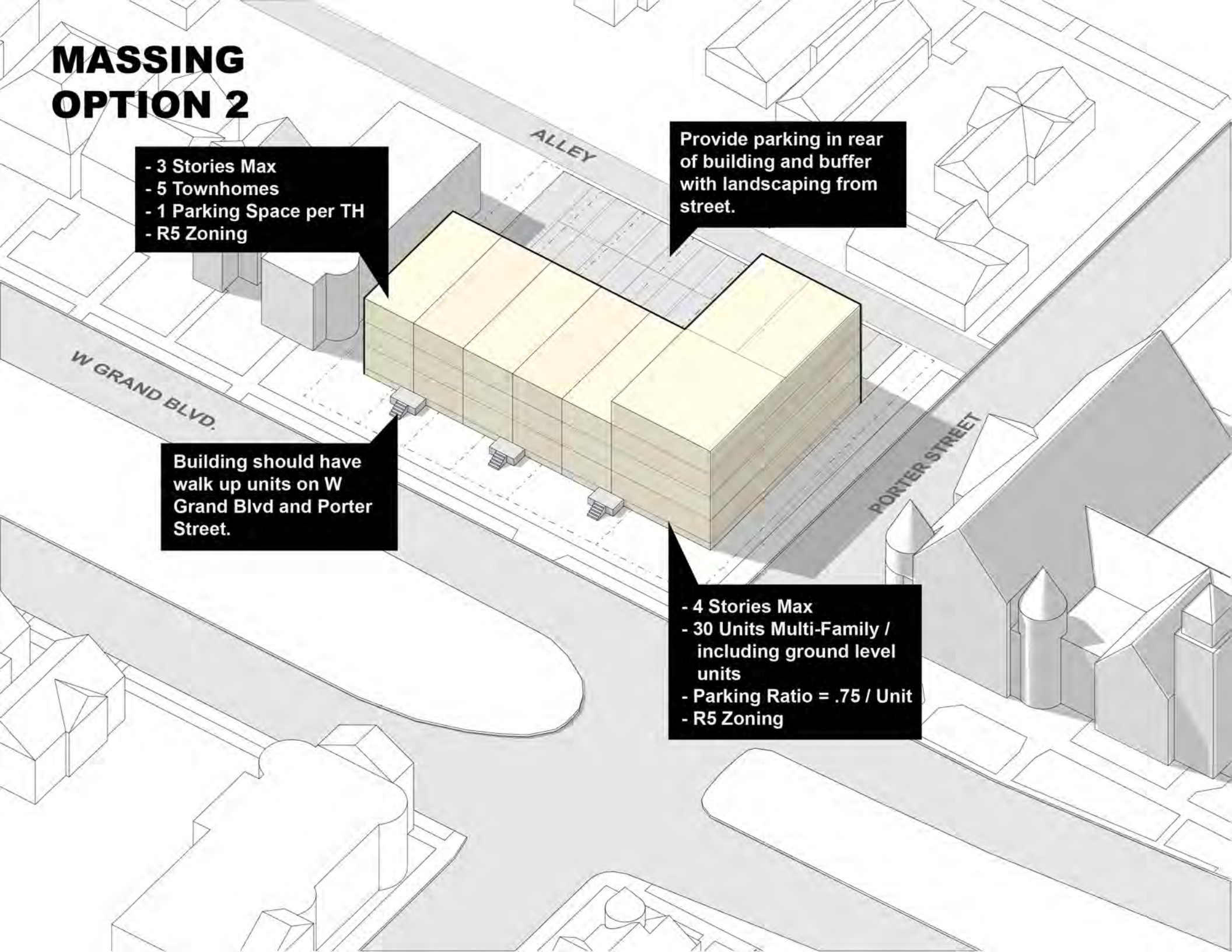
MASSING OPTION 2

- 3 Stories Max
- 5 Townhomes
- 1 Parking Space per TH
- R5 Zoning

Provide parking in rear of building and buffer with landscaping from street.

Building should have walk up units on W Grand Blvd and Porter Street.

- 4 Stories Max
- 30 Units Multi-Family / including ground level units
- Parking Ratio = .75 / Unit
- R5 Zoning



MASSING OPTION 2



OFFERED PUBLICLY AS “346 W GRAND BLVD.”
(The 7 Combined Parcels Include the Following Addresses)

<u>Address</u>	<u>Parcel ID</u>	<u>Lot Dimensions</u>	<u>Acres</u>	<u>Square Feet</u>
346 W Grand Blvd	12009725.001	40 x 90 ft	.083	3,597
352 W Grand Blvd	12009726.	33 x 135 ft	.112	4,867
356 W Grand Blvd	12009727.001	23 x 129 ft	.068	2,964
358 W Grand Blvd	12009727.002	18 x 147 ft	.061	2,646
360 W Grand Blvd	12009727.003	18 x 143 ft	.055	2,402
362 W Grand Blvd	12009727.004L	22 x 139 ft	.07	3,056
3636 Porter	12009725.002L	40 x 45 ft	.041	1,790
<u>TOTAL:</u>			0.49	21,241



Southwest Detroit Hubbard Farms Development Opportunity

W. Grand Blvd + Porter Street

The Detroit Land Bank Authority (DLBA), in partnership with the City of Detroit’s Housing and Revitalization Department (HRD) and Planning and Development Department (P&DD), seek a developer for approximately 0.49 acres of vacant land in the Historic Hubbard Farms neighborhood of Southwest Detroit, on the western edge of Mexicantown. The site is comprised of seven adjacent DLBA-owned parcels on the northeast corner of W. Grand Boulevard and Porter Street: 346, 352, 356, 358, 360, 362 W. Grand Boulevard and 3636 Porter Street.

The site is currently zoned R-5, which allows for residential uses including single family detached dwellings, townhouses, two-family dwellings, and multifamily dwellings. Respondents are encouraged to consider creative development scenarios that are financially feasible and responsive to market conditions.

The Detroit Land Bank Authority seeks well-designed proposals for new development that will build upon the inherent strengths of the site and integrate the site seamlessly with the surrounding neighborhood. The successful respondent will demonstrate a strong track record in delivering quality projects on time, and have residential and/or mixed-use development expertise coupled with a commitment to creating quality, well-designed housing.

Context

The West Vernor Planning Study, completed in 2018, identified the Grand + Porter site as an opportunity site for development. The West Vernor Planning Study area, which encapsulates the Greater Mexicantown and Hubbard Farms neighborhoods, houses the largest Latinx community in the city. This heritage of this neighborhood is reflected in community cultural traditions, businesses, language and other aspects. The area is characterized by Mexican restaurants, bakeries and amenities. The Southwest neighborhood is made up of primarily owner-occupied homes. Southwest Detroit has several major amenities such as Clark Park, Patton Park, Riverside Park, and two recreation centers. Development in this area should be sensitive to the cultural context of the neighborhood.

The Grand + Porter site is located within the Hubbard Farms neighborhood, south of W. Vernor Highway - one of Detroit's major transportation corridor and business spine, and Mexicantown Business District. This neighborhood is also located approximately 2 miles west of Downtown Detroit's Central Business District and about ½ a mile from Historic Corktown, where Ford Motor Company recently acquired the Michigan Central Train Station. The Grand + Porter site has major freeway access to all parts of southeastern Michigan, and offers a bus stop directly across the street for the Bus Route 027 that transports to the Central Business District.

Desired Development Program

The intent of this marketing effort is to retain a developer for the acquisition and development of high-quality, financially feasible, and contextually appropriate residential project:

- A mix of unit types and sizes should be provided to create diverse housing options.
- The residential uses may be a mix of for-sale and/or rental

The development site is also located within the boundaries of a local historic district. Therefore, as per the City of Detroit Zoning Code Chapter 25, the selected developer must receive the Historic District Commission's approval of the project design and should design the site in adherence to the Historic District Commission's Elements of Design for the Hubbard Farms Local Historic District. Respondents will be responsible for conducting their own due diligence on what additional zoning and permitting approvals, if any, may be required.

To better convey the vision of the development of this site, the City of Detroit's Planning & Development Department conducted a design exercise in order to develop a workable concept for the site, provided in Attachment A. This concept was vetted to a schematic level of design that demonstrates site capacity, and should be utilized as a guide for site planning. ***These options reflect the City of Detroit's vision for the site and are not intended to directly prescribe site development.***

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, 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 proposals will adhere to the following guiding design principles for development of the Property:

Reinforce the Public Realm

1. Buildings should define the public space of a street or park in a meaningful way.
2. 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).
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., wet lands, 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. 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.
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.

Scoring Criteria

The DLBA evaluates offers based on the following criteria: Price, Feasibility of Project, Experience, Financing, and Neighborhood Benefit. Respondents who meet with neighborhood representatives and introduce their proposed project will receive points for Neighborhood Benefit. Respondents who meet with neighborhood representatives and offer a tangible neighborhood benefit, such as affordable housing, will receive additional points for Neighborhood Benefit. The DLBA, and/or City of Detroit, can provide more information about active community organizations in the neighborhood.

Response Requirements

Please include the following in your development proposal:

1. Letter of intent, which includes a narrative of the Respondent's approach to the development of the Grand + Porter site, including proposed unit mix and size breakdown and proposed affordability, if applicable.
2. Provide a schematic site plan or rendering.
3. Preliminary project schedule, including start and completion dates and other key dates such as milestones for community engagement, securing financing and any required entitlements.
4. Development sources and uses including proof of funds for the equity included in the proposal and a sound financing plan
5. Architectural precedent images for the proposed development. Please also include what architect, or architecture firm, you plan on using for the project. A portfolio of the architect's work is helpful.
6. Provide a history and overview of the Respondent's business / organization
7. Provide a description and dates of other residential development experience, particularly those similar in size and characteristics, completed by the Respondent.
8. Do you plan on using tax abatements that include the subject property, such as the NEZ (Neighborhood Enterprise Zone)? Please note that the Detroit Land Bank Authority is entitled to a tax capture for the 5 tax years subsequent to transferring ownership of the property. The tax capture may be incompatible with tax abatements that are otherwise available to the selected purchaser. DLBA will review requests to waive its tax capture rights and may require a payment in lieu of taxes to approve such requests. The payment will be determined upon reviewing the development proforma and effect of any tax abatements on the purchase and development financing. If you plan on using the NEZ tax abatement the estimated payment in lieu of taxes should fall between \$10,000 - \$25,000 but could be more or less based on the developer's proforma and programming.

Directions for Submissions

DLBA/broker procedure

Contact info for questions

Responses will be evaluated as they are received. The DLBA may contact respondents with requests for additional information or to arrange an in-person interview. Selection of a development team is expected by February 7, 2020.

OFFER SUBMISSION

Proposals will be considered incomplete unless all of the above requirements are addressed in the proposal. *Please try to include all of the proposal information in One PDF file, if possible.*

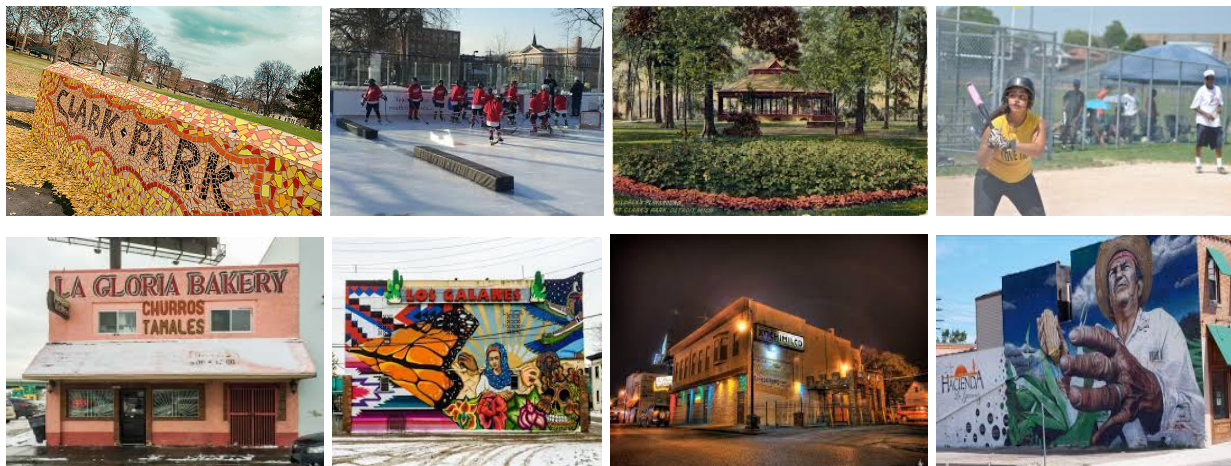
Please direct all questions and offers to our Listing Broker – James Bufalino

Email: James@PPSAM.com Direct: 313.806.1303 Office: 313.822.9000



James J. Bufalino
BROKER / OWNER

Popular Local Attractions



Parks & Gardens

Clark Park (Ice Hockey, Baseball, Basketball, Soccer, etc)

1130 Clark Avenue, Detroit, MI 48209

Hubbard Farms Community Gardens

Hubbard Street, Between Bagley Avenue & Porter Street

Eat/Drink

Honey Bee Market 2443 Bagley St, Detroit, MI 48216

Armando's Mexican Restaurant 4242 Vernor Hwy, Detroit, MI 48209

Mexican Village 2600 Bagley St, Detroit, MI 48216

El Asador Steakhouse 1312 Springwells St, Detroit, MI 48209

Los Galanes 3362 Bagley St, Detroit, MI 48216

La Gloria Bakery 3345 Bagley St, Detroit, MI 48216

Xochimilco Restaurant 3409 Bagley St, Detroit, MI 48216

Taqueria El Ray 4730 Vernor Hwy, Detroit, MI 48209

Amicci's Pizza 3849 Vernor Hwy, Detroit, MI 48216

Mutiny Bar 4654 Vernor Hwy, Detroit, MI 48209

Peso Bar 2547 Bagley St, Detroit, MI 48216

Arts

El Club 4114 Vernor Hwy, Detroit, MI 48209

Compas - Center of Music & Performing Arts Southwest

8701 Vernor Hwy, Detroit, MI 48209