



James J. Bufalino
BROKER / OWNER

FOR SALE: 130 E GRAND BLVD., DETROIT, MI 48211
ASKING PRICE: \$815,000.00
PARCEL SIZE: 1.28 ACRES (5 Combined Parcels)
LOT DIMENSIONS: 340 X 132 ft (E Grand Blvd. x E Congress)
PROPERTY TYPE: VACANT LAND
DEVELOPMENT: NEW BUILD DEVELOPMENT (Minimum 8 Units)
ZONING: R5 Medium Density Residential District

SELLER: Detroit Land Bank Authority
 500 Griswold, Suite 1200
 Detroit, Michigan 48226

MARKETING OPEN: June 1, 2020 by 5:00pm
BIDS DUE: August 1, 2020 by 5:00pm
 Proposals will be considered incomplete unless all of the enclosed requirements are addressed in the proposal. Kindly try to include all of the proposal information in One PDF file, if possible.

Please direct all
 questions and offers to

LISTING BROKER: Premier Property Services
 % James Bufalino
 M +1 313.806.1303 | O +1 313.822.9000 | F +1 866.567.4363
 400 Renaissance Center, Suite 2600, Detroit, MI 48243
 James@PPSAM.com | www.PPSAM.com

OFFERED PUBLICLY AS “130 E GRAND BLVD.”
(The 5 Combined Parcels Include the Following Addresses)

| <u>Address</u> | <u>Parcel ID</u> | <u>Lot Dimensions</u> | <u>Acres</u> | <u>Structure Size</u> |
|------------------|------------------|-----------------------|--------------|-----------------------|
| 130 E Grand Blvd | 15007513-5 | 240 X 165 | .908 | 19,002 |
| 144 E Grand Blvd | 15007516. | 50 X 105 | .120 | 2,702 |
| 150 E Grand Blvd | 15007517 | 50 X 68 | .077 | Vacant Land |
| 7220 E Congress | 15000072.002L | 37 X 50 | .042 | 2,750 |
| 7222 E Congress | 15000072.001 | 27 X 100 | .061 | Vacant Land |

TOTAL: 1.28+/- Acres



Islandview Development Opportunity - 130 E Grand Blvd

The Detroit Land Bank Authority, in partnership with the City of Detroit's Housing and Revitalization Department and Planning and Development Department, seeks a developer for a prime development site comprised of approximately 1.21 acres in the Islandview neighborhood with approximately 340 feet of frontage on E Grand Boulevard between E Jefferson and E Congress. The site contains 4 structures: the Frederick Chambe Mansion (a grand residential structure built in 1898 and designed by Detroit architect Louis Kamper), a cinderblock addition to the mansion built in 1966, a garage/carriage house, and a two story commercial building fronting Congress street.

The property is located in a R5 Medium Density Residential District. This zoning district is designed to provide for a range of residential development and smaller scale commercial uses if blended properly into a residential development. The preferred development for this site will incorporate both residential and commercial uses into an appropriately scaled mixed use development that preserves the historic architecture of the Louis Kamper designed mansion while incorporating modern architecture that respects the current established setbacks on E Grand Boulevard.

The successful respondent will demonstrate a strong track record in delivering quality projects on time and have residential and/or mixed-use development experience coupled with a commitment to creating quality, well-designed housing. Development proposals must be

approved by the DLBA Board of Directors and may also require the additional approval of the Detroit City Council.

Development Site: 130 E Grand Boulevard, 144 E Grand Boulevard, 150 E Grand Boulevard, 7220 E Congress and 7222 E Congress

Response Requirements

Please include the following in the development proposal:

1. Letter of intent, including a narrative of the respondent's approach to the development of the site, the overall programming, and the zoning compatibility if proposed development is a by-right use, conditional use, or requires re-zoning of the property.
2. Schematic site plan.
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.
5. Architectural precedent images that inspire 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. History and overview of the respondent's business or organization, including examples of prior project experience, particularly those of similar in size and characteristics to this opportunity.
7. Do you plan on pursuing tax abatements for the subject property? Do you plan on combining lots to complete the development that consist of DLBA property and non-DLBA owned property? 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 and/or lot combinations 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.

Scoring Criteria

The DLBA evaluates offers using the following criteria: Price, Feasibility of Project, Experience, Financing, and Neighborhood Benefit. Respondents who meet with neighborhood representatives and introduce their proposed project before submitting their proposal will receive points for Neighborhood Benefit. Respondents who meet with neighborhood

representatives and offer a tangible neighborhood benefit 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.

Development Agreement and Design Approval

The sale will be contingent on a negotiated Development Agreement and approved design package. Upon executing the Development Agreement, the buyer will have 90 days to submit a design package to the Planning Department for approval. The Planning Department must approve of the final design package before the DLBA can close on the property. After closing on the property, the buyer will be required to report progress of construction to the DLBA every 90 days until the project is complete. Lastly, the DLBA will retain an interest in the property until the project is complete at which time the DLBA will release its interest in the property. If the buyer fails to complete the project the DLBA will be able to re-take title to the property with a reconveyance deed that will be held in escrow.

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. The city of Detroit completed a planning study in the Islandview neighborhood in 2018 and an overview of the study is attached to the listing which provides insight into the city and community's objectives for future development in the neighborhood.

Successful proposals will adhere to the following guiding design principles for redevelopment of the Property:

Reinforce and Activate the Public Realm

1. Buildings should define the public space of a street or park in a meaningful way.
2. Mixed-use structures should be designed in such a way as to allow observation of the street.
3. Buildings generally should have minimal front lot line setbacks. Well-designed, varying setbacks (discontinuous with the lot frontage) will break up blocks and provide relief for the pedestrian.
4. All new buildings should provide well-defined walk-up entrances along the street front. Entrances should be designed to reflect but not mimic the existing the vernacular.

5. All new construction should provide appropriate landscaping along the front yard in order to enhance the walkable experience for pedestrians.
6. Curb cuts along the public right-of-way should be minimized or made obsolete in order to provide a safe and walkable pedestrian oriented street design.
7. Buildings may provide second level balconies that overlook the street front. Ground floor balconies are prohibited; however, a porch is allowed.
8. Interior activate gathering spaces at the ground level such as but not limited to, living room, kitchen, and dining room, should be located towards the street frontage in order to reinforce an active street front.

Parking & Vehicular Access

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 utilize alleys whenever possible or be located to avoid, if not, minimize conflicts with the pedestrian walking experience. For this development site parking ingress and egress should utilize the parcel at 7222 E Congress given the absence of an alleyway.

Building Form and Material

1. Building form, proportions, and material should provide interesting building typologies with varied architectural expressions and should be designed to complement the community. Building form should not mimic the existing urban fabric.
 2. All exterior building materials should be consistent with existing context and be of an enduring quality. Material colors should be representative of existing neighborhood color palette.
 3. Any new building should provide appropriate density and be representative of size and scale of existing adjacent structures.
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OFFER SUBMISSION

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



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ADDITIONAL MEDIA INFORMATION

3D VIRTUAL TOUR

[Click Live Link: 130 E Grand Blvd - 3D Virtual Tour - Premier Property Services](#)

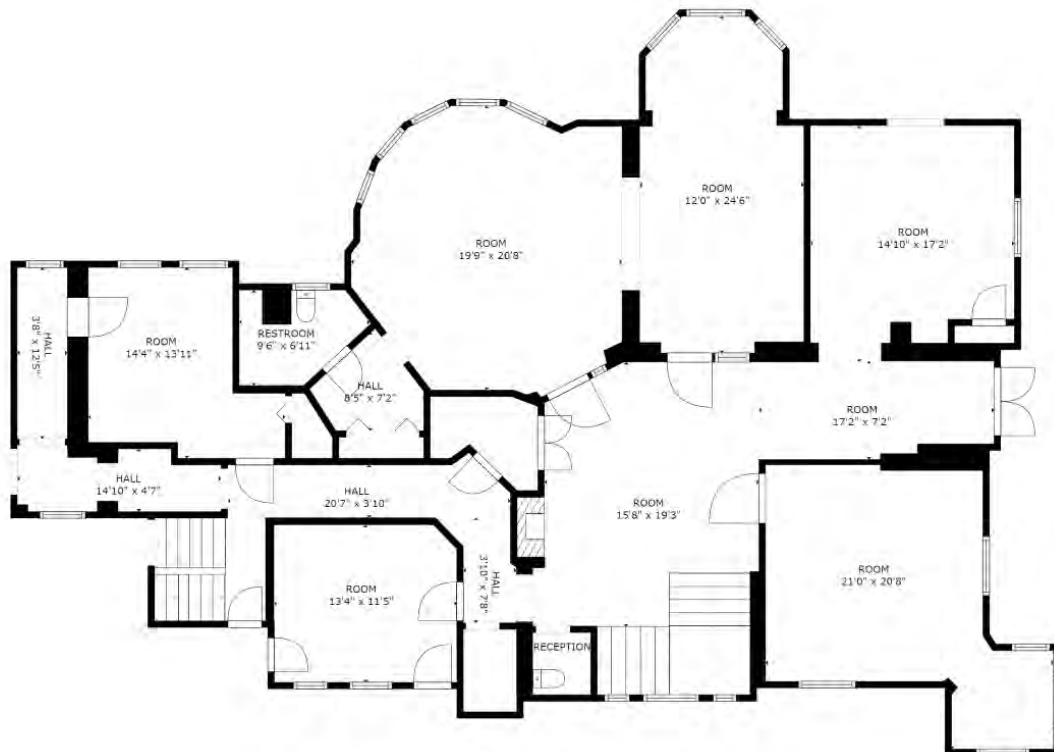
AERIAL DRONE VIDEO

[Click Live Link: 130 E Grand Blvd - Aerial Drone Video - Premier Property Services](#)

PICTURE GALLERY LINK

[Click Live Link: 130 E Grand Blvd - Picture Gallery Link - Premier Property Services](#)

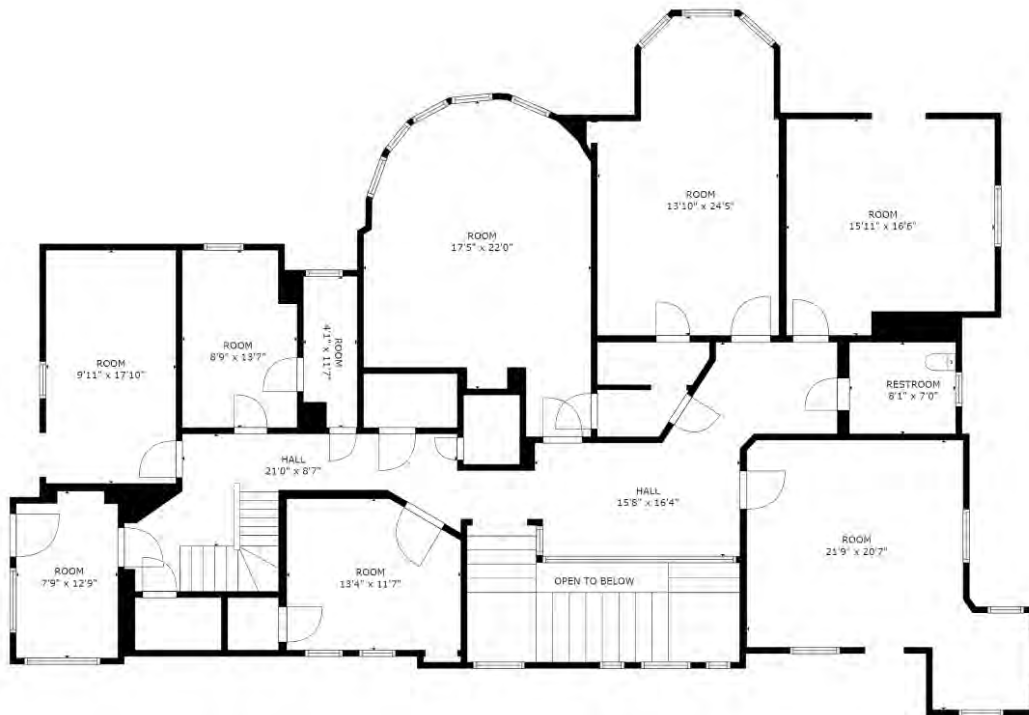
FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 2607 sq ft, FLOOR 2: 2762 sq ft
FLOOR 3: 2097 sq ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 394 sq ft
TOTAL: 7465 sq ft
DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PREMIER **PROPERTY**
SERVICES
BROKERAGE & ASSET MANAGEMENT

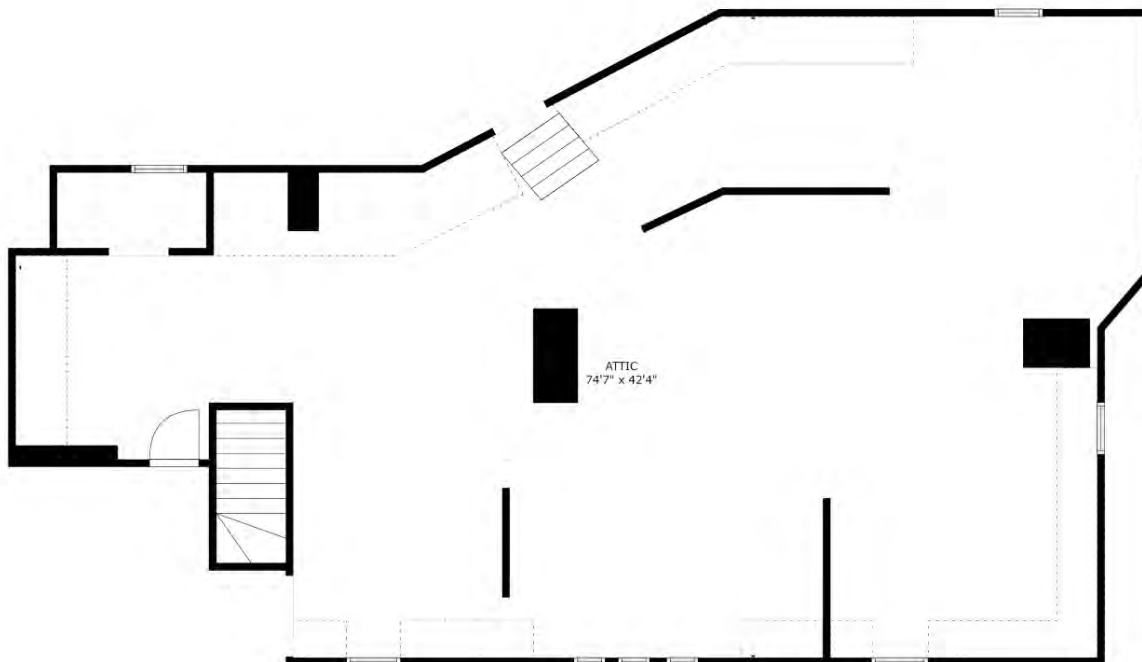
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PREMIER **PROPERTY SERVICES**
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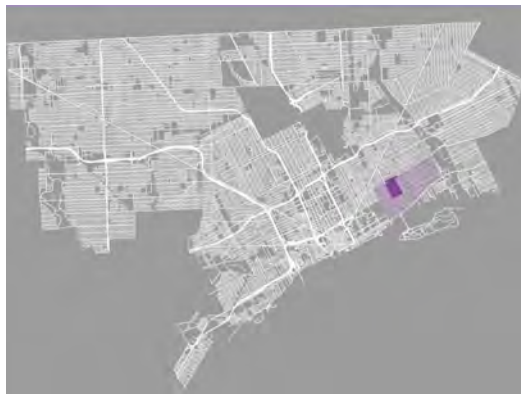
PREMIER **PROPERTY SERVICES**
BROKERAGE & ASSET MANAGEMENT

FLOOR PLANS



Annex Building

Islandview/Greater Villages (IVGV) Neighborhood Planning Study (January 2017 – June 2018)



IVGV Planning Area

NEAR-TERM ACTION PLAN



IVGV Implementation Area



Planning Area: Bounded by Mt. Elliott (West), Mack Avenue (North), St. Jean (East), Jefferson Avenue (South)
Implementation Area: Concentrated between E. Grand Boulevard (West), Mack Avenue (North), Parker Street (East), and Jefferson Avenue (South)

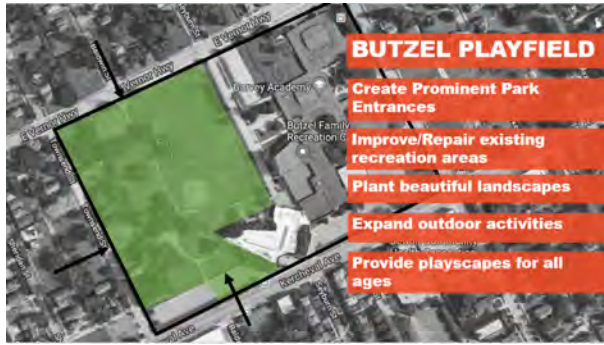
The IVGV Neighborhood Planning Study was an 18-month long process between January 2017 – June 2018 led by the City of Detroit and Detroit-based firm Smith Group JJR. The near-term action plan announced in June 2018, describe a series of strategies that comprehensively activates key neighborhood components – Parks/Open Space; Streetscape/Greenways; Single-Family and Multi-Family Rehabilitation; Mixed-Use/Multi Family New Construction; Retail Development/Attraction; and Zoning. Through the planning process, and close coordination with City leaders, the near term actions reflect 4 primary focal considerations:

1. Start where development is most ripe to build market and enthusiasm
2. Identify and activate multifamily and mixed-use development, as well as large scale landscape and park space improvements (Butzel and Garvey Academy)
3. Improve curb appeal, mobility options, and continue to strengthen the public right-of-way (Kercheval)
4. Explore targeted housing preservation, rehabilitation, and long-term infill strategies –alongside interim and integrated landscape strategies (North of Butzel Family Playfield)



Forged between community members – including residents, business owners, employees, and institutional participants – and the City's Planning Team, Support Agencies, and Consultant Planning Team, the IVGV Neighborhood Plan is the result of shared aspiration and vision. It was created through a thoughtful, robust, and vitally important array of meetings, work sessions, community engagement meetings, and intimate one-on-one conversations.

Islandview/Greater Villages (IVGV) Neighborhood Planning Study (January 2017 – June 2018)



Parks/Open Space



Streetscape/Public Realm Improvements



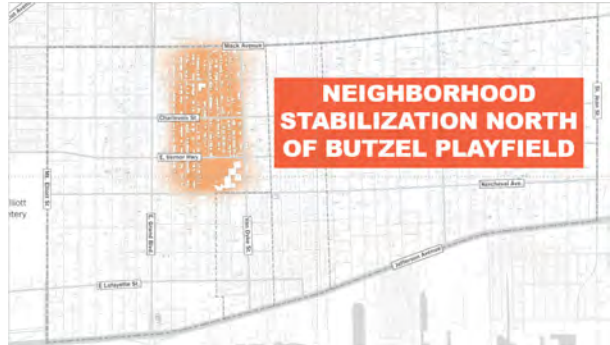
Streetscape/Public Realm Improvements



New Mixed Use / Multi Family Development



New Mixed Use / Multi Family Development



16 Single Family Rehabs / 18 Duplex Rehabs / 1 MF Infill



Neighborhood Stabilization Area (Rehab, New Construction Infill Housing, Land Based Ventures)



Targeted Retail Corridor for Development / Commercial Rehabs

Islandview/Greater Villages (IVGV) Neighborhood Planning Study (January 2017 – June 2018)

Sampling of Community Comments (Verbatim) Regarding Housing and/or Mixed-Use Development:

- “Zoning” and “Land Use” Policy (May 2017)
- More single family homes (May 2017)
- Readdress Zoning – What changes can made to support greater diversity and urban infill (May 2017)
- Need to maintain character of neighborhood but change/develop in context (May 2017)
- Block by block approach (May 2017)
- Mixed Use (May 2017)
- Small markets, offices, etc. w/ residential above (May 2017)
- More mixed use w/ retail at bottom and residential on top (May 2017)
- Renovation of existing buildings at a faster pace (Existing stock) (May 2017)
- Build more Section 8 Housing (May 2017)
- Change the zoning for more options of development (R2 allow more density) (May 2017)
- Rent to option to buy single family home (On the Right Track!) (May 2017)
- Rent issues – need to be actually affordable (August 2017)
- Rehab existing multi-unit buildings that are abandoned (4 plex, row/town houses) (May 2017)
- Accessory dwelling units – Carriage house/ Garage conversion (May 2017)
- Renovate larger buildings into housing and/or economic centers (May 2017)
- Senior Housing – one-level w/ handicap amenities (May 2017)
- Islandview has to be affordable!! Should there be tiers to affordability, Ex. Tier 1 – 50% AMI, tier 2 – 60%, tier 3 – 70%, tier 4 – 80%, market rate (August 2017)
- Pressure to demolish houses is greater than opportunities to renovate (May 2017)
- Better enforcement of rental property registration, inspections. If a good program is in place, make the public aware of it. (May 2017)
- Landlords need to make their rental properties more energy efficient. Tenants can’t afford to heat their homes and pay for the increasing monthly rent. (May 2017)
- Smaller developers to bid on parcels / housing rehab (August 2017)
- Involve local residents in redevelopment Habitat model (August 2017)