



CITY OF DETROIT
REQUEST FOR QUALIFICATIONS & PROPOSALS
BRUSH PARK URBAN RENEWAL & HISTORIC DISTRICT
Parcels “A” & B”
SOUTH MIDTOWN – DETROIT, MICHIGAN

City of Detroit
Request for Proposals/Qualifications
BRUSH PARK URBAN RENEWAL & HISTORIC DISTRICT

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SECTION I
PURPOSE OF THE REQUEST FOR PROPOSALS/QUALIFICATIONS

The City of Detroit’s Planning and Development Department (P&DD) is seeking qualified development entities for the purpose of re-development of multiple blocks of primarily vacant City owned properties located in the area known as Brush Park. Brush Park is generally bounded by: Mack Avenue (n), Beaubien (e), I-375 Service Drive (s) & Woodward Avenue (w).

P&DD is interested in the sale and redevelopment of two specific sites in Brush Park, which are referenced on the map under “Attachment M-1” and described as follows:

- **Parcel A:** Is generally bounded by: Edmund Place (n), Brush Street (e), Adelaide Street (s), and John R (w) and contains a total of forty (40) parcels: thirty-six (36) vacant lots and four (4) historic structures.

Parcel A contains 326,580 square feet or approximately 7.5 acres in total. A parcel listing can be found under “Attachment A”.

- **Parcel B:** Is generally bounded by: Alfred (n), Beaubien Street (e), Division Street (s), and Brush (w) and contains a total of seven (7) vacant lot parcels.

Parcel B contains 39,118 square feet or approximately 0.90 acres in total. A parcel listing can be found under “Attachment B”.

The intent of this Request for Proposals/Qualifications (RFP/Q) is to retain an experienced and qualified Developer(s) who will submit a solid and feasible redevelopment and financial plan for the acquisition and redevelopment of Parcel A and/or Parcel B, as described above. The RFP/Q shall present a plan for the vacant lot sites along with the adaptive reuse of the existing city-owned historic vacant buildings located on these parcels.

P&DD along with the Brush Park Citizens District Council envisions the primary use as medium density multifamily residential with some commercial or retail uses, in order to foster a neighborhood scale, walkable, mixed use district. Currently, the allowable land uses permitted within Brush Park is governed by the [Brush Park \(Urban Renewal\) Modified Development Plan No. 3](#), which was last modified in July of 2002.

As shown on Attachment M-2 “Current Land Use Map with Parcel A & B Overlay”, the current Development Plan dictates primarily a Medium Density Residential Land Use (15 to 35 D.U./Acre) and only a small area for the Neighborhood Center Land Use on Parcel A, and calls for only the Medium Density Residential Land Use (15 to 35 D.U./Acre) on Parcel B; however, in order to better achieve the neighborhood scale, walkable, mixed-use vision of the future of Brush Park as set forth by of P&DD and the Brush Park Citizens District Council, the current Development Plan is undergoing a major modification in order to allow a greater density of residential (up to 60 D.U./Acre) and a greater mix of uses within Brush Park.

“Attachment C” indicates the List of Current Allowable Uses under the Brush Park Development Plan, while “Attachment D” indicates the Future Vision of Brush Park, including a summary of the proposed changes to the Development Plan, a listing of the proposed uses, densities, and parking requirements envisioned for the future of the Brush Park community, and the proposed

future Land Use Map. Proposals received through this RFP process will be weighted with a preference to those proposals that address the vision outlined in “Attachment D” the Future Vision of Brush Park.

A copy of the current Brush Park Modified Development Plan can be downloaded here: https://dl.dropboxusercontent.com/u/4254349/BP_Development%20Plan.pdf, or contact Planning and Development Department.

The selected developer will be responsible for all infrastructure costs related to the project, included but not limited to electrical, street, water, sewerage, etc.

SECTION II **PROPERTY OVERVIEW**

Property Description

The overall Brush Park Redevelopment Area consists of 117 acres, and is bounded by Mack Avenue (north), Beaubien (east), Fisher Freeway Service Drive (south, and Woodward Avenue (west). The area is also known as Brush Park (Urban Renewal) Modified Development Plan No. 3, last modified in July of 2002.

The area is a National & Local Brush Park Historic District, which has its roots dating back to the mid 1860's. At one time over 400 historic buildings were located in Brush Park. Brush Park was one of Detroit's premiere neighborhoods. At the turn of the 19th century, it was known as the "Little Paris of the Midwest". Brush Park has served as home to wealthy families, such as the Whitneys, Kahns, Hudsons, Spiegels, and Crowleys. Large and elaborate mansions were erected in its early years. The 1960's saw the Brush Park neighborhood substantially deteriorate, with a high incidence of vacancy, crime, and abandonment with subsequent demolition. Since the mid 1990's the City of Detroit has initiated an aggressive campaign in order to save the remaining historic properties, and to promote historically influenced residential infill of the vacant land left by demolition. **\$19 Million** was invested by the City of Detroit to complete infrastructure improvements for the entire 117 acres of Brush Park beginning in 2001. Work included total new roadway construction, sidewalks, sewers, water mains, and street and pedestrian lighting in order to replace and upgrade the aging 100-year-old infrastructure. The City has invested over a total of **\$39 million** in Brush Park over the last 13 years inclusive of infrastructure, demolition, acquisition, and historic rehabilitation.

Brush Park is located just 1/4 mile north of Downtown Detroit's Central Business District, and is located along Woodward Avenue, Detroit's major regional transportation corridor and business spine. Located in lower Midtown, which extends from the New Center area (Woodward Avenue and Grand Boulevard) to the Central Business District (Fisher Freeway to the north and Jefferson Avenue to the south) is a concentration of a host of regional institutions such as Wayne State University and the Detroit Medical Center as well as downtown major corporate headquarters such as General Motors Corporation, Quicken Loans, and Compuware, and is directly north of Comerica Park (Tigers) and Ford Field (Lions). A new event center (Red Wings) is planned directly across Woodward and west of Brush Park. Eastern Market is located directly to the east across I-75 expressway. The site has major freeway access to all parts of southeastern Michigan, and sits a few blocks east of the proposed M-1 light rail system.

Master Plan/Detroit Future City and Zoning

The project site is located in the southern portion of the **Detroit Future City** Midtown Employment District. Opportunities for redevelopment include those that "...attract local residents and businesses." The site is also immediately north of the Downtown Employment District.

The Detroit Future City Framework categorizes this area in the "Greater Downtown" Framework Zone, which support higher densities and mixed-use development. The recommended Future Land Use is as a "District Center" which includes medium-to-high density, mixed-use areas that provide an even split of residential and employment uses...and neighborhood center retail types." The current zoning of the site is PD-H (Planned Development - Historical) which is guided by the Brush Park Modified Development Plan allows a primarily medium density residential land use (15 to 35 D.U./Acre) with some commercial. The P&DD in conjunction with the Brush Park Citizens District Council and Midtown Detroit, Inc. is currently completing a development plan change to the area that would allow more flexibility and a wider range of residential density and commercial and retail uses. The selected proposal must be approved by the Detroit Historic Commission prior to approval by Detroit City Council.

SECTION III **BID PRICE**

Each applicant must include a bid price in their submission package; otherwise it shall be ineligible for consideration.

- **Parcel A:** Is generally bounded by: Edmund Place (n), Brush Street (e), Adelaide Street (s), and John R (w) and contains a total of forty (40) parcels: thirty-six (36) vacant lots and four (4) historic structures.

Parcel A contains 326,580 square feet or approximately 7.5 acres in total. A parcel listing can be found under "Attachment A". BID PRICE FOR PARCEL=_____

- **Parcel B:** Is generally bounded by: Alfred (n), Beaubien Street (e), Division Street (s), and Brush (w) and contains a total of seven (7) parcels: seven (7) vacant lots.

Parcel B contains 39,118 square feet or approximately 0.90 acres in total. A parcel listing can be found under "Attachment B". BID PRICE FOR PARCEL=_____

SECTION IV **EVALUATION AND SELECTION PROCESS**

Evaluation and Selection Process

An evaluation committee will be established as necessary to review submissions. The committee will consist of representatives from the P&DD and other city agencies as necessary. Additionally, the committee may include assistance from selected consultants to provide recommendations and evaluations only.

In accordance with the schedule set forth below, the evaluation committee will consider a “short list” of selected responses to the RFP/Q.

The evaluation committee reserves the right to contact references and verify material submitted in any Proposal.

Following the interview phase, and assuming the evaluation committee elects to pursue a specific Proposal, a Respondent may be selected.

In the event that the foregoing process does not result in the execution of a definitive selector, the City of Detroit, at its sole option, may choose to initiate negotiations with any other qualified Respondent, reopen the entire RFP/Q process, or pursue any other avenues for the sale of the property deemed appropriate by the City of Detroit.

The selected Respondent, after approval of sale by City of Detroit, must commence actual redevelopment of the Property at the start of construction season in 2014. As set forth below, a Respondent’s demonstrated capacity to meet the time line will be a factor in evaluation of its proposal.

Selection Criteria - Responses to this RFP/Q will be evaluated using the following criteria:

| | |
|--|------------|
| <p>Overall Concept Strength- Overall strength of development proposal. Proposals received through this RFP process will be weighted with a preference to those proposals that address the vision outlined in “Attachment D” the Future Vision of Brush Park and those proposals that preserve the historic integrity structures as a part of the proposed adaptive reuse.</p> | <p>30%</p> |
| <p>Financial Strength of Respondent and Proposal – Depth and credibility of financial pro forma, ability to deliver identified financial sources, and capacity of development principals – ability to finance Proposal, including demonstrated ability to procure financing and complete project.</p> | <p>25%</p> |
| <p>Proposed Timeline and Key Conditions – Proposals must include information on the schedule anticipated by the Respondent, including timing for site plan development, securing construction financing, and any other necessary conditions outside the control of the City of Detroit or the Respondent, but required for completion of the project. Respondent must show ability to complete project as proposed on schedule.</p> | <p>10%</p> |
| <p>Bid Price</p> | <p>35%</p> |

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

The major criteria for selecting an entity will be the submission of qualifications that meet with criteria stated previously in the Submission Requirements Section. A qualified entity is an individual or development team that, in the opinion of P&DD, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

Subject to Public Act 436 of 2012, final proposal selection is subject to review and approval by the Detroit Emergency Financial Manager, the Governor of the State of Michigan, and the State Treasurer.

SECTION V **RESERVATION OF RIGHTS**

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems is in the best interests of the City, even if it not the highest purchase price.

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

Please Note: All Property will be sold “AS IS”

Prospective candidates are hereby notified that the Planning and Development Department has not investigated the environmental condition of any of the properties included in this RFP/Q. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the property which that firm proposes to acquire and is notified that the property may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the site offered within this RFP/Q.

SECTION VI **SUBMISSION PROCESS**

General Request Parameters

In accordance with the terms and conditions set forth in this Request for Proposals, the City of Detroit is seeking proposals for the acquisition and redevelopment of the subject property. All proposals will be subject to the evaluation criteria set by the City of Detroit.

Directions for Submissions

The required submission of the Statement of must be submitted in an 8.5" x 11" format via online at RFPResponse@detroitmi.gov, or hand delivered to P&DD, 65 Cadillac Tower, 20th Floor. Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of the RFP/Q and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. 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, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Qualifications will not be accepted. Once received by the Real Estate Development Division of the Planning & Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Real Estate Development Division at the address listed below. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved with the preparation and submission of the RFP/Q to the City of Detroit, or any work performed in connection therewith shall be assumed by the developer. 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 developer prior to commencement of work.

All information in a Respondent's Proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act).

Format - Proposal Submissions and Clarifications

Using the following format, Responses Statement of Qualifications submissions must include the following information in the order listed which will serve as the Statement of Qualifications:

Section 1. Project Description & Concept Site Plans/Elevations: A description of your organization's design approach to the development of this property including identification of a planning strategy for the site.

Section 2. Overview of the Organization: A general description of the Developer's organization and current and past development experience. An organizational chart of the members of the Development Team should be included along with a designation of the individual who is responsible for day-to-day planning and development activities for the overall project team. A letter should acknowledge the participation of each team member. The respondent shall provide a listing of all projects currently underway or completed within the past five (5) years.

Section 3: Letters of Reference: The respondent shall provide at least one (1) corporate letter of reference/support from each of the following entities: financial, legal and public sector sources references, including telephone and facsimile numbers for each reference.

Section 4: Project Schedule: The respondent should also include a preliminary time table along with action steps needed to undertake and complete the project. Including start and completion dates and other key dates as identified for action. The proposal must include deadline by which the project will be initiated and completed.

Section 5: Project Financing: Include specific terms of Property Acquisition, development budget preparation (sources and uses of funds to complete construction), investment analysis, etc. Requests for infrastructure, zoning changes or other public or quasi-public entitlements/subsidies or tax incentives, must also be included in the proposal. Respondent must provide proof of its ability to close transaction with 30 days of Detroit Emergency Financial Manager and State of Michigan approvals per Public Act 436 of 2012.

SECTION VII **SUBMISSION DEADLINE**

To be considered, all RFP/Qs must be submitted online to: RFPResponse@detroitmi.gov, or delivered to the Planning and Development Department, Real Estate Development Division, located at 65 Cadillac Square, Development Division, 20th Floor, Detroit, Michigan, before 3:00 p.m. local time February 5, 2014. The responsibility of submitting the RFP/Q to the Real Estate Development Division rests entirely with the person or persons submitting the request.

RFP/Qs may be obtained online at the City Website (go to www.detroitmi.gov, then click on "Departments – Planning & Development" and click on "Request for Proposals & Qualifications") or from the Planning & Development Department, Real Estate Development Division, 20th Floor, 65 Cadillac Square, Detroit, Michigan 48226 beginning December 18, 2013, Tuesday to Fridays between 9:00 a.m. and 4:00 p.m. excluding holidays.

SECTION VIII **REQUEST OF QUALIFICATIONS TIMETABLE**

| <u>ACTIVITIES</u> | <u>DATE</u> |
|---|--------------------------------|
| RFQs Available for Distribution | December 18, 2013 |
| Walkthrough of Four (4) Historic Structures | January 8, 2014, 10a.m. to 1pm |
| Deadline for Receipt of Qualifications | February 5, 2014 |
| Oral Interviews (if necessary) | February 12, 2014 |
| Final Selection | February 26, 2014 |


For any questions regarding the submission of qualification statements, please contact:

Mr. James Marusich,
Manager - Real Estate Development
Planning & Development Department
(313) 224-3517
JMarusic@detroitmi.gov


Attachment M-1 Parcel Map

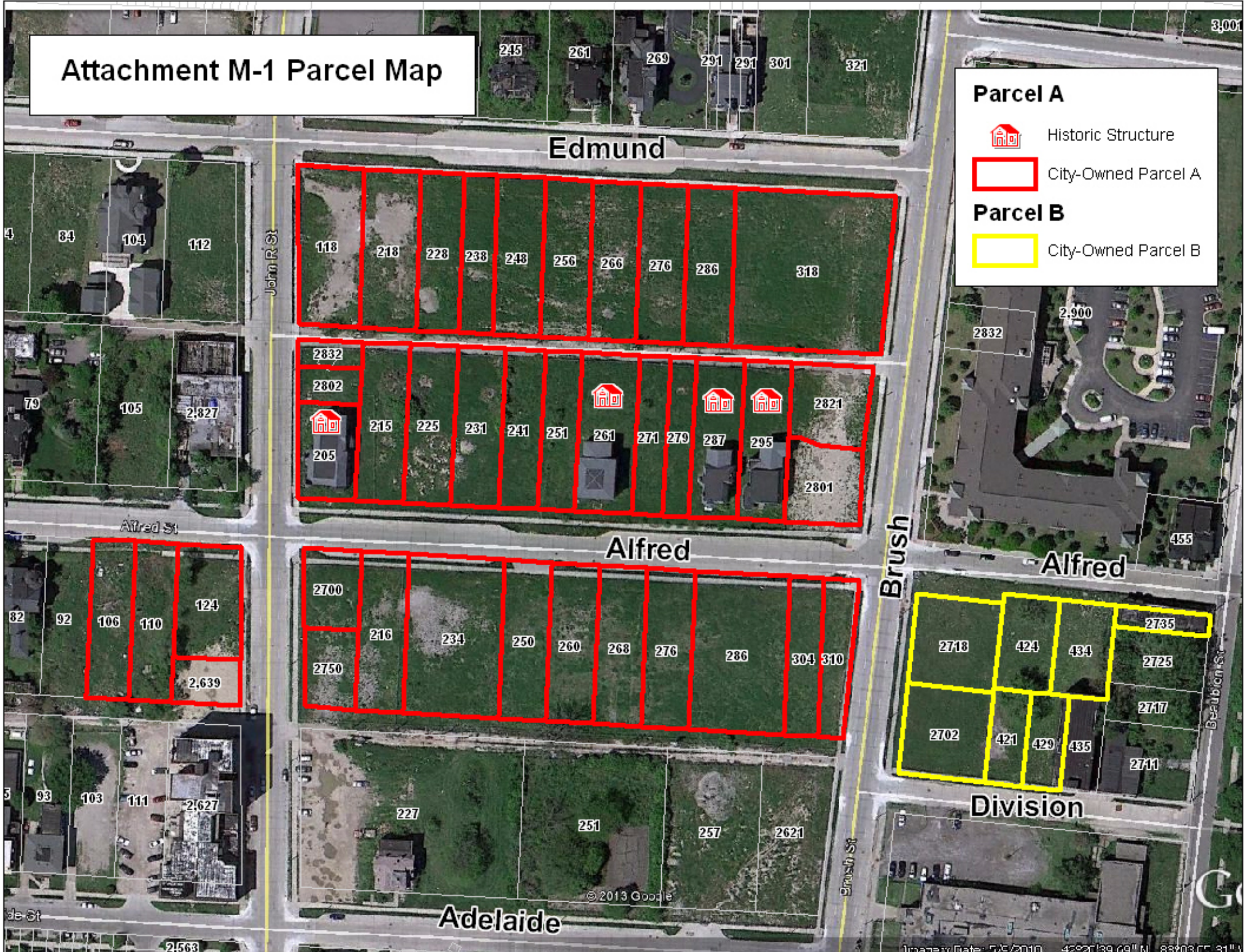
Parcel A

 Historic Structure

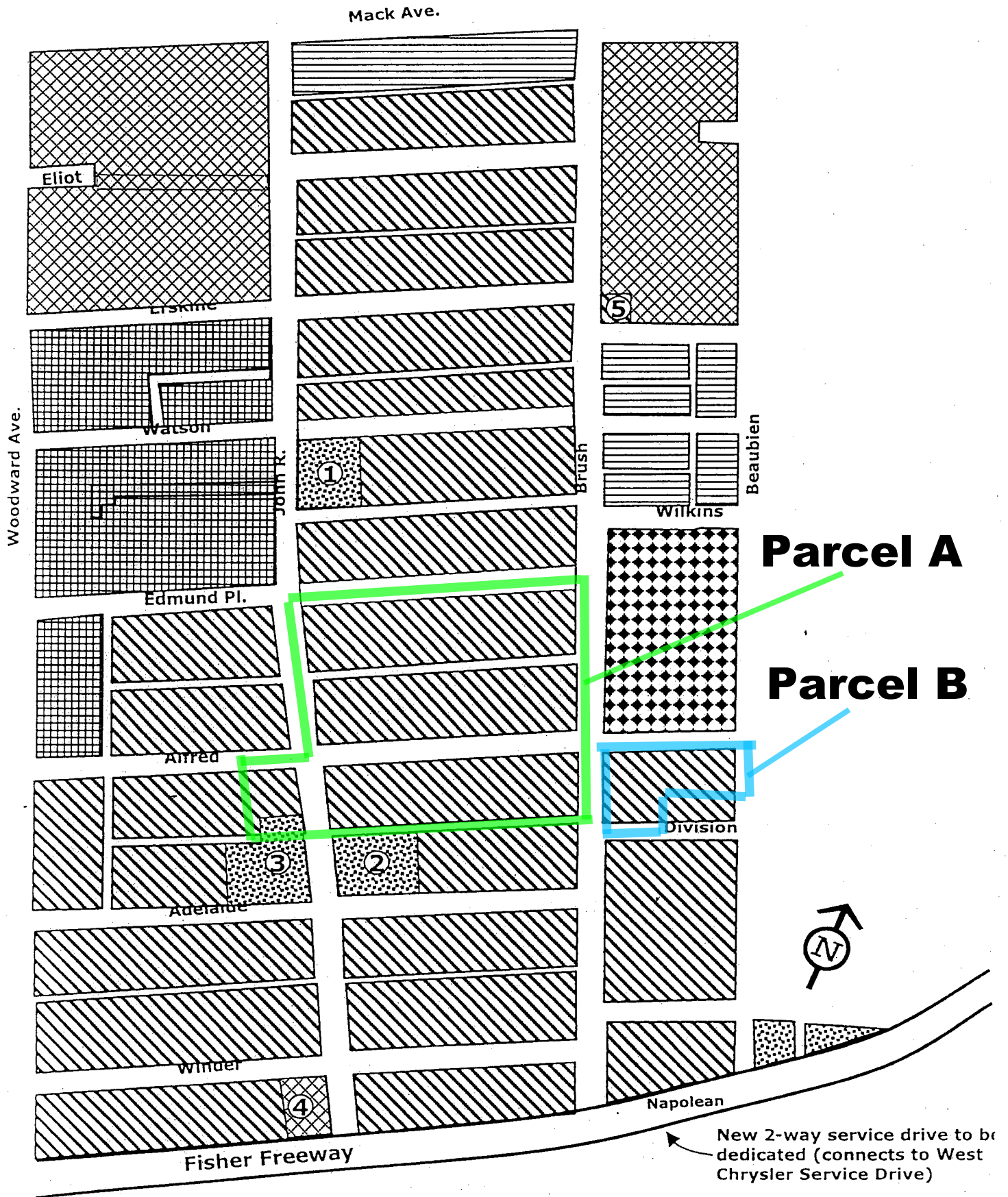
 City-Owned Parcel A

Parcel B

 City-Owned Parcel B



Land Use and Development Plan

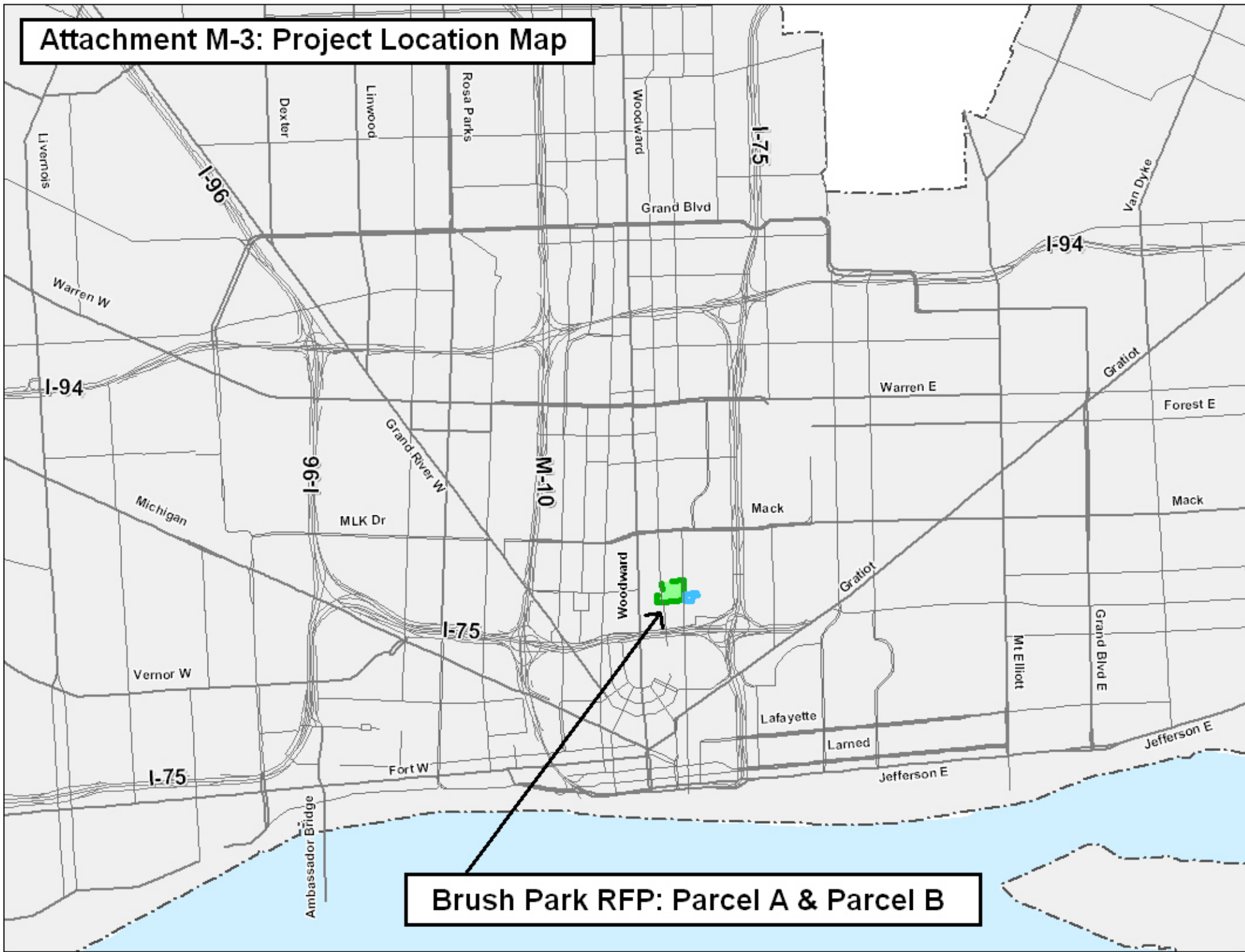


Parcel A

Parcel B

| Proposed Land Uses | | | |
|--------------------|----------------------------|--|--------------------------|
| | Institutional | | Commercial/Institutional |
| | Medium Density Residential | | High Density Residential |
| | Commercial | | Neighborhood Center |
| | Parcel 106 | | Parcel 303 |
| | Parcel 396 | | Parcel 184 |
| | | | Parcels 182, 183, 196 |

Attachment M-3: Project Location Map



Brush Park RFP: Parcel A & Parcel B

Attachment A: "Parcel A" Parcel List

| Type | Parcel No. | Property Address | Sqaure Feet | Frontage | Depth |
|-----------------|---------------|------------------|-------------------|----------|--------|
| Vacant Lot | 01000657.002L | 2639 JOHN R | 3,441 | 48.05 | 71.61 |
| Vacant Lot | 1004055.005 | 2832 JOHN R | 1,830 | 28.15 | 65.01 |
| Vacant Lot | 1004055.004 | 2802 JOHN R | 2,396 | 37.57 | 63.77 |
| Vacant Lot | 1004055.003 | 2750 JOHN R | 4,879 | 84.73 | 57.58 |
| Vacant Lot | 1004055.002 | 2700 JOHN R | 4,487 | 83.01 | 54.05 |
| Vacant Lot | 1003887 | 2801 BRUSH | 6,544 | 80 | 81.80 |
| Vacant Lot | 1003886 | 2821 BRUSH | 6,804 | 84.2 | 80.81 |
| Vacant Lot | 1000700 | 118 EDMUND PL | 11,108 | 70 | 158.69 |
| Vacant Lot | 1000699 | 218 EDMUND PL | 10,019 | 60 | 166.98 |
| Vacant Lot | 1000698 | 228 EDMUND PL | 7,515 | 45 | 167.00 |
| Vacant Lot | 1000697 | 238 EDMUND PL | 5,845 | 35 | 167.00 |
| Vacant Lot | 1000696 | 248 EDMUND PL | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000695 | 256 EDMUND PL | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000694 | 266 EDMUND PL | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000693 | 276 EDMUND PL | 10,019 | 60 | 166.98 |
| Vacant Lot | 1000692 | 286 EDMUND PL | 8,364 | 50 | 167.28 |
| Vacant Lot | 01000687-91 | 318 EDMUND PL | 27,106 | 167.1 | 162.21 |
| Historic Rehab | 01000680-5 | 295 ALFRED | 8,364 | 50 | 167.28 |
| Historic Rehab | 1000679 | 287 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000678 | 279 ALFRED | 4,704 | 28 | 168.00 |
| Vacant Lot | 01000677.002L | 271 ALFRED | 5,358 | 32 | 167.44 |
| Historic Rehab | 1000677.001 | 261 ALFRED | 10,019 | 60 | 166.98 |
| Vacant Lot | 1000676 | 251 ALFRED | 6,534 | 39 | 167.54 |
| Vacant Lot | 1000675 | 241 ALFRED | 6,839 | 41 | 166.80 |
| Vacant Lot | 1000674 | 231 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000673 | 225 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000672 | 215 ALFRED | 8,364 | 50 | 167.28 |
| Historic Rehab | 01000670-1 | 205 ALFRED | 6,316 | 60 | 105.27 |
| Vacant Lot | 1000659 | 106 ALFRED | 7,536 | 45 | 167.47 |
| Vacant Lot | 1000658 | 110 ALFRED | 7,536 | 45 | 167.47 |
| Vacant Lot | 1000657.001 | 124 ALFRED | 8,102 | 119.17 | 67.99 |
| Vacant Lot | 01000655-6 | 216 ALFRED | 8,350 | 50 | 167.00 |
| Vacant Lot | 1000654 | 234 ALFRED | 16,683 | 100 | 166.83 |
| Vacant Lot | 1000653 | 250 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000652 | 260 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000651 | 268 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000650 | 276 ALFRED | 8,364 | 50 | 167.28 |
| Vacant Lot | 1000649 | 286 ALFRED | 16,683 | 100 | 166.83 |
| Vacant Lot | 1000648 | 304 ALFRED | 5,837 | 35 | 166.77 |
| Vacant Lot | 1000647 | 310 ALFRED | 5,358 | 92.15 | 58.14 |
| PARCEL A | | | 326,580 SF | | |

Attachment B: "Parcel B" Parcel List

| Type | Parcel No. | Property Address | Sqaure Feet | Frontage | Depth |
|-----------------|-------------|------------------|---------------|----------|--------|
| Vacant Lot | 1003814 | 2702 BRUSH | 8,625 | 95 | 90.79 |
| Vacant Lot | 01003815-7 | 2718 BRUSH | 8,625 | 95 | 90.79 |
| Vacant Lot | 01000639-42 | 421 DIVISION | 3,964 | 39.53 | 100.28 |
| Vacant Lot | 1000643 | 429 DIVISION | 3,920 | 39.33 | 99.67 |
| Vacant Lot | 1000645 | 434 ALFRED | 5,881 | 59 | 99.68 |
| Vacant Lot | 1000646 | 424 ALFRED | 5,881 | 59 | 99.68 |
| Vacant Lot | 1003754 | 2735 BEAUBIEN | 2,222 | 22 | 101.00 |
| Parcel B | | | 39,118 | | |

| Use Designation | Permitted Activities | Density Requirements | Off-Street Parking Requirements | Additional Requirements |
|----------------------------|--|--|--|--|
| MEDIUM DENSITY RESIDENTIAL | Single Family Detached | 6-12 D.U./Acre MAX. FAR - 1.5 | 2.0 spaces/unit | -Minimum height of 30 feet -Maximum height of 45 feet |
| | Single Family Attached (Duplex) | 6-12 D.U./Acre MAX. FAR - 1.5 | 1.5 spaces/unit | -Minimum height of 30 feet -Maximum height of 45 feet |
| | Townhouse | 20-30 D.U./Acre MAX. FAR - 1.5 | 1.5 spaces/unit | -Minimum height of 30 feet -Maximum height of 45 feet |
| | Multiple Family Dwellings | Existing Buildings: 15-50 D.U./Acre New Construction: 15-35 D.U./Acre MAX. FAR - 1.5 | 1.25 spaces/unit | -Minimum height of 30 feet -Maximum height of 50 feet |
| | Residential Lofts, Live/Work Lofts | Existing Buildings: 15-50 D.U./Acre New Construction: 15-35 D.U./Acre MAX. FAR - 1.5 | 1.25 spaces/unit | |
| | Ancillary Retail Services - limited to stores to primarily service residents | | -As specified in the City of Detroit Zoning Ordinance -Parking requirements can be modified by the Planning & Development Dept. if the use will primarily serve walk-in traffic | -May not exceed 35% of gross square feet of a residential project -Establishments must be less than 1,000 gross sq. ft. -Retail is limited to storefronts along Woodward, John R, Brush and Beaubien |
| | Social & Fraternal Organizations | | -As specified in the City of Detroit Zoning Ordinance for Private clubs, lodges, or similar uses | |
| | Bed and Breakfast Inns | | -As specified in the City of Detroit Zoning Ordinance | |
| | Community Facilities, Recreation, Open Space | | | Open Space requirement for developments consisting of at least 15 units of new construction is 145 square feet of open space for each unit |
| HIGH DENSITY RESIDENTIAL | Multiple Family Dwellings | 15-50 D.U./Acre MAX. FAR - 1.5 | 1.25 spaces/unit | -Minimum height of 30 feet -Maximum height of 45 50 feet |
| | Medium-rise apartments | 20-50 D.U./Acre MAX. FAR - 1.5 | 1.25 spaces/unit | -Permitted height range of 6-15 stories |
| | Senior Housing Developments | 20-50 D.U./Acre MAX. FAR - 1.5 | 1 space/2 units | |
| | Residential Lofts, Live/Work Lofts | 15-50 D.U./Acre MAX. FAR - 1.5 | 1.25 spaces/unit | |
| | Ancillary Retail Services - limited to stores to primarily service residents | | -As specified in the City of Detroit Zoning Ordinance -Parking requirements can be reduced by PDD if the use will primarily serve walk-in traffic | -May not exceed 35% of gross square feet of a residential project -Establishments must be less than 1,000 gross sq. ft. |
| | Open Space | | | Open Space requirement for developments consisting of at least 15 units of new construction is 145 square feet of open space for each unit. |

Attachment C: List of Current Allowable Uses

| Use C gnation | Permitted Activities | Density Requirements | Off-Street Parking Requirements | Additional Requirements |
|----------------------------|--|----------------------|--|---|
| INSTITUTIONAL | Schools (except commercially operated vocational and trade schools), public libraries, museums, cultural centers, convalescent & hospice centers, churches & related facilities, medical/dental/physical therapy facilities, senior congregate living facilities, child care centers, social and fraternal organizations, and office | | -As specified in the City of Detroit Zoning Ordinance for the Proposed Uses | Integration of retail services into developments is permitted. |
| COMMERCIAL | Banks, business or professional offices, dry cleaners, restaurants, art galleries, museums, cultural centers, live/work lofts, multi-family dwellings, banquet and assembly halls, child care centers, stores of a generally recognized retail nature selling new merchandise, restaurants, non-commercial galleries, greenhouses, religious and community-based organizations | | -As specified in the City of Detroit Zoning Ordinance for the Proposed Uses | -Establishments selling alcoholic beverages shall be prohibited, except for sit-down restaurants -Drive-In or Drive-Thru restaurants shall be prohibited |
| NEIGHBORHOOD CENTER | Neighborhood retail services limited to convenience stores, dry cleaning, barber shops, neighborhood restaurants, and other small businesses | | -As specified in the City of Detroit Zoning Ordinance -Parking requirements can be modified by the Planning & Development Dept. if the use will primarily serve walk-in traffic | -Establishments selling alcoholic beverages shall be prohibited -Drive-In or Drive-Thru restaurants shall be prohibited |
| | Neighborhood center which will include community meeting space Recreation / Open Space - park playground, tennis courts, non-commercial, indoor facilities for passive or limited active functions such as exercise. | | -As specified in the City of Detroit Zoning Ordinance for the proposed use | -Outdoor Recreation facilities shall be closed from dusk to dawn except for organized activities -Recreation proposals and design of structures shall be subject to Planning and Development Department approval |
| COMMERCIAL / INSTITUTIONAL | Allows all uses listed under Commercial and Institutional | | | |

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Attachment D: Future Vision of Brush Park

Updating the Brush Park Development Plan

The overall Brush Park Redevelopment Area consists of 117 acres, and is bounded by Mack Avenue (north), Beaubien (east), Fisher Freeway Service Drive (south, and Woodward Avenue (west). The area is also known as Brush Park (Urban Renewal) Modified Development Plan No. 3, last modified in July of 2002.

Brush Park has experienced significant change in the physical environment over time, and new plans and development have emerged in the last decade. These changes have rendered existing plans outdated and disconnected from one another, creating problems for investors and setting the stage for an unpredictable future. The City of Detroit's Planning & Development Department (P&DD), Midtown Detroit, Inc. and the Brush Park Citizens District Council recognized the need to update existing plans to recognize and advance today's opportunities, larger district strategies, and residential aspirations. As a result, the Brush Park Development Plan will be updated to provide higher densities and a greater mix of uses in order to foster a neighborhood scale, walkable, mixed use district.



The Vision

The following pages include the Proposed List of Allowable Uses and Densities and the Proposed Land Use Map which are currently in draft form and are intended to be incorporated into the new Development Plan for Brush Park. In order to meet the future vision of Brush Park, the Brush Park (Urban Renewal) Modified Development Plan No. 3 will be modified to include, but not limited to, the following new goals:

- **Create Residential Density** in order to improve street life, walkability, and housing values, which increasing population alone cannot accomplish. The intent is to attract developers, achieve critical mass of residents, and provide the foundation for a dense and livable residential neighborhood with nearby services and amenities. The Proposed Development Plan will allow for a 15 to 60 Dwelling Units per Acre for Medium Density Residential infill.
- **Promote adaptive re-use** and provide historic home owners with more flexibility by permitting more activities. The Proposed Development Plan will allow civic, retail, and manufacturing uses within structures built before 1940.
- **Introduce neighborhood scale retail uses** to support a walkable district and the CDC's desire for more commercial with the Brush Park Neighborhood. The Proposed Development Plan will allow civic, retail, and manufacturing uses along the first floor of a multifamily residential structures located on zoning lots fronting John R, Brush, Beaubien, or Woodward.
- **Limit surface lots** as they consume vital land, break up the continuity of the desired built environment, and are visually unappealing. The Proposed Development Plan will introduce parking maximums and will greatly reduce parking requirements for a variety of land uses. All parking lots will be restricted in size and will be required to be placed at the rear of side of building, preferably screen from view.

Attachment D: Future Vision of Brush Park - Proposed List of Allowable Uses and Densities

Table B2 Land use Provision and Building Requirements

| Use Designation | Permitted Activities | Density Requirements | Height Requirement | Additional Requirements | Off-Street Parking Requirements |
|-----------------------------------|---|---|---|---|---|
| MEDIUM DENSITY RESIDENTIAL | Single-family residential in existence at the time of the adoption of this ordinance | | N/A (Existing Structures) | None. | <p>Minimum Parking Requirements: The minimum parking required shall be 0.75 of parking requirements, as specified in the City of Detroit Zoning Ordinance for the Proposed Use.</p> <p>Maximum Parking Requirements: The maximum parking shall be what is permitted per the City of Detroit Zoning Ordinance for the Proposed Use. For residential development projects, up to 2 parking spaces may be permitted per dwelling unit.</p> <p>Please refer to the "Parking & Loading Requirements" section of this Development Plan for additional parking specifications and requirements</p> |
| | Two-family dwelling | 6-12 D.U./Acre | | Two-family dwellings may not be established on zoning lots fronting Woodward Avenue | |
| | Townhouse | 20-50 D.U./Acre | Minimum height of 30 feet Maximum height of 50 feet | No new townhouses may be established on zoning lots fronting Woodward Avenue | |
| | Multiple Family Dwellings | In the area bound by Woodward, Mack, John R, Fisher Freeway: 15 to 60 D.U./Acre (Include both sides fronting John R?) All other parcels: 15-50 D.U./Acre | Parcels fronting Woodward Ave: Minimum height of 30 feet with no Maximum height restriction All other parcels: Minimum height of 30 feet Maximum height of 50 feet | Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 Recreational Space Ratios (RSR). | |
| | Loft | Existing Buildings: 15-50 D.U./Acre | N/A (Existing Structures) | Open space requirements do not apply for the renovation of an existing building. | |
| | Civic uses including family home daycare, museum, neighborhood center nonprofit; retail uses as specified in Sec. 61-11-166, including second hand store (limited to antique sales), theater (excluding concert café and drive-in, not exceeding 150 seats), and with the exception of automated teller w/out drive up, brewpubs and the establishment for the sale of beer or intoxicating liquor for consumption on the premises; and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance. | | N/A (Existing Structures) | These civic, retail, and manufacturing uses are limited to the ground floor of existing structures built before 1940. Open space requirements do not apply for the renovation of an existing building. | |
| | Civic uses specified in Sec. 61-11-165; retail uses as specified in Sec. 61-11-166, including theater (excluding concert café and drive-in, not exceeding 150 seats); and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance. | | See height requirements of Multiple Family Dwellings | These civic, retail, and manufacturing uses are limited to the ground floor storefronts of Multiple Family residential structures located on zoning lots abutting / fronting Woodward, John R, Brush, Beaubien and the Fisher Freeway Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 RSR. | |
| | Fraternal Organizations & Private clubs, lodges, or similar uses | | New Construction: Minimum height of 30 feet; Maximum height of 50 feet | Motorcycle clubs shall be prohibited | |
| | Bed and Breakfast Inns | | New Construction: Minimum height of 30 feet; Maximum height of 50 feet | | |
| | Open Space, Outdoor recreation facility, all other parks and open space; and Urban garden (small) up to 0.5 Acres | | | Open Space requirement for new construction developments consisting of at least 15 units of new construction is 0.07 RSR. | |

Attachment D: Future Vision of Brush Park - Proposed List of Allowable Uses and Densities (Cont.)

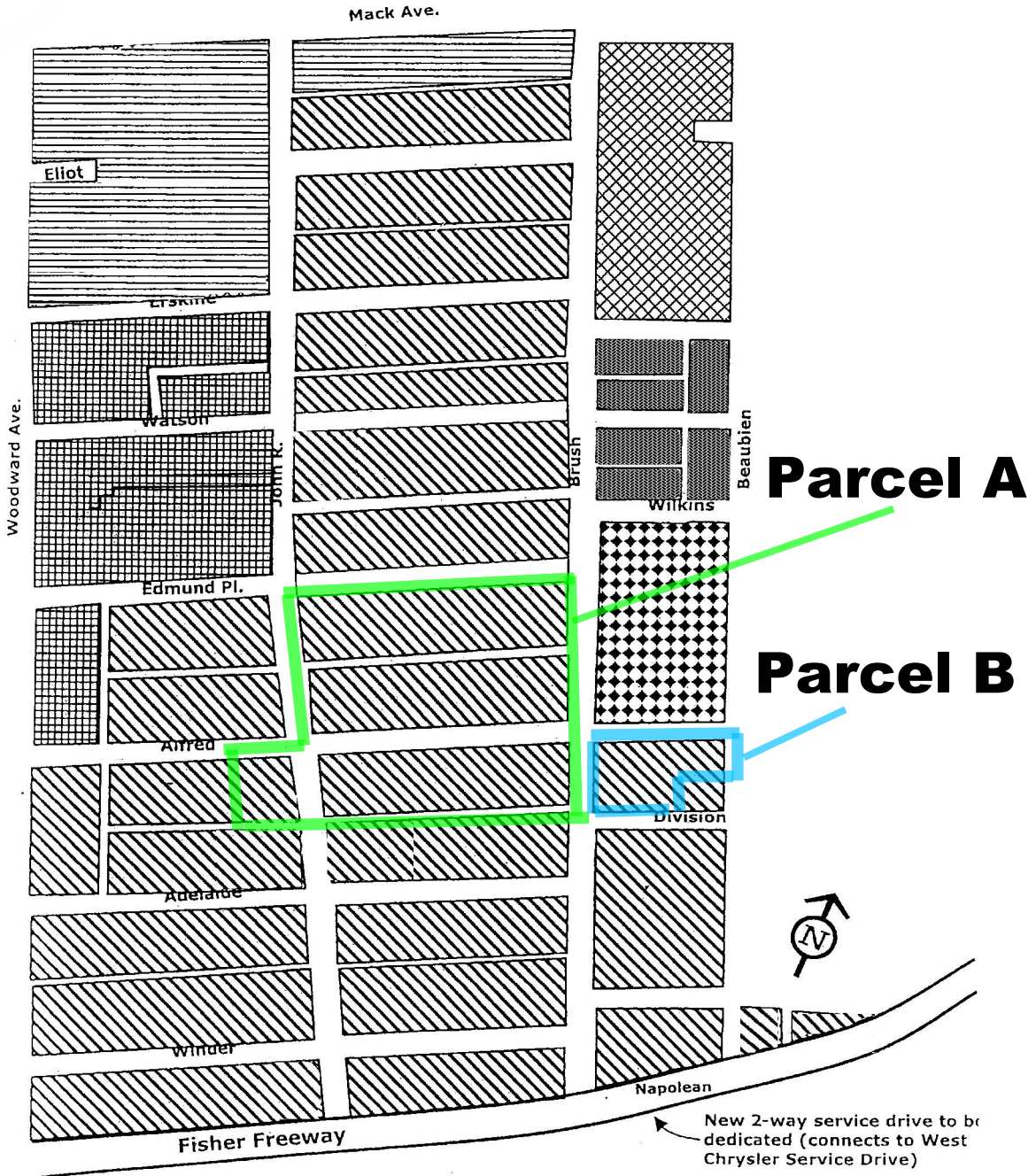
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|---|--|--------------------|---|--|---|
| HIGH DENSITY RESIDENTIAL | Multiple Family Dwellings | 15 to 60 D.U./Acre | Minimum height of 30 feet Maximum height of 50 feet | Open Space requirement for new construction developments consisting of at least 15 units of new construction is 0.07 RSR. | <p>Minimum Parking Requirements: The minimum parking required shall be 0.75 of parking requirements, as specified in the City of Detroit Zoning Ordinance for the Proposed Use.</p> <p>Maximum Parking Requirements: The maximum parking shall be what is permitted per the City of Detroit Zoning Ordinance for the Proposed Use. For residential development projects, up to 2 parking spaces may be permitted per dwelling unit.</p> <p>Please refer to the "Parking & Loading Requirements" section of this Development Plan for additional parking specifications and requirements</p> |
| | Senior Housing Developments | 20-60 D.U./Acre | Minimum height of 30 feet Maximum height of 50 feet | Open Space requirement for new construction developments consisting of at least 15 units of new construction is 0.07 RSR. | |
| | Lofts | 15-60 D.U./Acre | N/A (Existing Structures) | Open space requirements do not apply for the renovation of an existing building. | |
| | Civic uses including family home daycare, museum, neighborhood center nonprofit; retail uses as specified in Sec. 61-11-166, including second hand store (limited to antique sales), theater (excluding concert café and drive-in, not exceeding 150 seats), and with the exception of automated teller w/out drive up, brewpubs and the establishment for the sale of beer or intoxicating liquor for consumption on the premises; and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance. | | N/A (Existing Structures) | These civic, retail, and manufacturing uses are limited to the ground floor of existing structures built before 1940. Open space requirements do not apply for the renovation of an existing building. | |
| | Civic uses specified in Sec. 61-11-165; retail uses as specified in Sec. 61-11-166, including theater (excluding concert café and drive-in, not exceeding 150 seats); and manufacturing uses as specified in 61-11-167 of the City of Detroit Zoning Ordinance. | | Minimum height of 30 feet Maximum height of 50 feet | These civic, retail, and manufacturing uses are limited to the ground floor storefronts of Multiple Family residential structures located on zoning lots abutting / fronting Woodward, John R, Brush and Beaubien Open Space requirement for developments consisting of at least 15 units of new construction is 0.07 RSR. | |
| | Open Space, Outdoor recreation facility, all other parks and open space; and Urban garden (small) up to 0.5 Acres | | | Open Space requirement for developments consisting of at least 15 units of new construction 0.07 RSR. | |
| INSTITUTIONAL | Residential uses specified as Assisted living, Convalescent, nursing, or rest home, Fraternity or sorority house, Multiple-family dwelling, Religious residential facility; Civic uses specified as Adult day care center, Child care center, Hospice, Library, Museum, Neighborhood center, nonprofit, Religious institution, School (elementary, middle/junior high, or high); and Retail uses specified as Medical or dental clinic, Office, business, or professional, Parking lots (Accessory Only), Private club, lodge | | Parcels abutting Woodward Ave: Minimum height of 30 feet; No Maximum height restriction All other parcels: Minimum height of 30 feet; Maximum height of 50 feet | Motorcycle clubs shall be prohibited | |
| COMMERCIAL | Residential uses as specified in Sec. 61-11-184; Civic uses as specified in Sec. 61-11-185, including Adult day care center; Retail uses as specified in Sec. 61-186, including Cabaret, Hotel, Parking structure having at least 60% of the ground floor devoted to commercial space or other space oriented to pedestrian traffic, Private clubs, lodges, or similar uses, Theater and concert cafe up to and in excess of 150 seats, and Youth hostel/hostel; and Manufacturing uses specified in Sec. 61-11-187 of the City of Detroit Zoning Ordinance. | | Parcels abutting Woodward Ave: Minimum height of 30 feet; No Maximum height restriction All other parcels: Minimum height of 30 feet; Maximum height of 50 feet | Drive-In or Drive-Thru restaurants and Motorcycle clubs shall be prohibited | |
| COMMERCIAL / INSTITUTIONAL | Allows all uses listed under Commercial and Institutional | | | | |
| MEDIUM DENSITY RESIDENTIAL / INSTITUTIONAL | Allows all uses listed under Medium Density Residential and Institutional | | | | |

Attachment D: Future Vision of Brush Park - Proposed Land Use Map

Brush Park Rehabilitation Project







B-1

Land Use and Development Plan



Parcel A

Parcel B

| Proposed Land Uses | | | |
|---|----------------------------|---|--|
|  | Institutional |  | Commercial/Institutional |
|  | Medium Density Residential |  | High Density Residential |
|  | Commercial |  | Medium Density Residential / Institutional |