



BRUSH & WATSON REQUEST FOR PROPOSALS

Pre-Submission Conference

November 9th, 2017

BRUSH & WATSON REQUEST FOR PROPOSALS – AGENDA



- Overview of Brush & Watson Site
- RFP Requirements
 - Program Requirements
 - Brush Park Form Based Code
 - Responses
- Selection Criteria
- Key Dates
- Submission Process
- Q + A

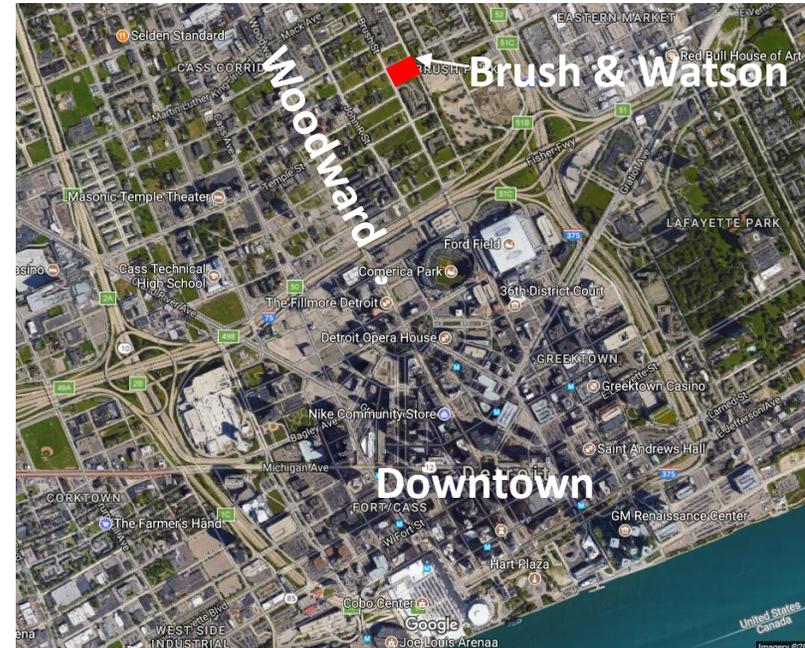
BRUSH & WATSON REQUEST FOR PROPOSALS – SITE OVERVIEW AND REQUIREMENTS



Site Map



Context Map



Site Information

- **PARCELS:** 9
- **ADDRESSES:**
 - 2994 Brush, 2968 Brush, 418 Watson, 432 Watson, 3035 Beaubien, 3027 Beaubien, 3019 Beaubien, 3009 Beaubien, 3001 Beaubien
- **SIZE:** 1.1 acres
- **ZONING:** Planned Development & Planned Development-Historic

BRUSH & WATSON REQUEST FOR PROPOSALS – PROGRAM REQUIREMENTS



1. Multi-family Residential

- at least **100** multifamily residential units, 50% of which are rental
- **20% of rental units affordable to households earning 80% of area median income (AMI) or lower**

2. Brush Park Form Based Code

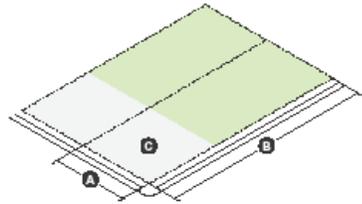
BRUSH & WATSON REQUEST FOR PROPOSALS – BRUSH PARK FORM-BASED CODE



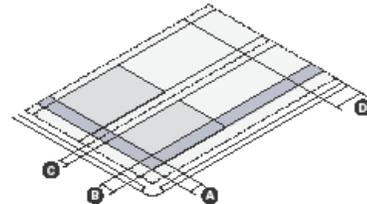
DIVISION 15: BRUSH PARK FORM-BASED DISTRICT

Building Standards

(d) MULTIPLEX 1. Lot Standards



2. Building Placement



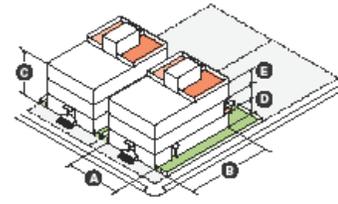
Frontage	
Required Street Frontage	B or C Street
Lot Dimensions	
A Width	50' min
B Depth	135' min
Lot Development	
C Building Coverage	35% max

Building Setbacks	
A Primary Front Setback	10' min 20' max
B Secondary Front Setback	10' min 20' max
C Side Setback	6' min
D Rear Setback	20' min

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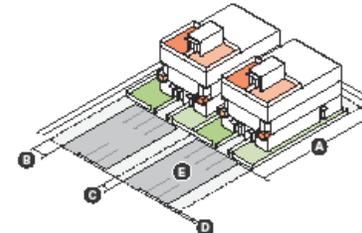
Building Standards

3. Building Standards



Massing	
Facade Build Out	70% min
A Width	35' min 38' max
B Depth	40' min 60' max
C Number of Stories	2 min 3 max
Story Height	10' min
Ground Floor Elevation	2' min
Fenestration	
D Ground Story Fenestration	20% min 50% max
E Upper Story Fenestration	20% min 50% max
Use & Occupancy	
Principal Use	--
Residential	Open
Commercial	--
B Street	Limited
C Street	Restricted
Dwelling Units	2 min 6 max
Outdoor Amenity Space	1/DU min

4. Access/Parking



Parking Setbacks	
A Primary Front Setback	60' min
B Secondary Front Setback	10' min
C Side Setback	6' min
D Rear Setback	2' min
Parking Ratio	
E Parking Spaces	1.0/DU max
Parking Access	
Abutting an Alley	Required
Primary Frontage	Permitted
Secondary Frontage	B or C Street Only
Driveway Width	12' max
Lot Perimeter Definition	
Side & Rear Lot Line	Required
Fence or Hedge Height	4 min 6 max

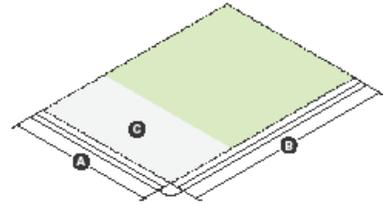
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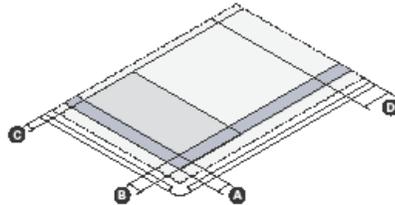
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Building Standards

(e) TOWNHOUSES 1. Lot Standards



2. Building Placement



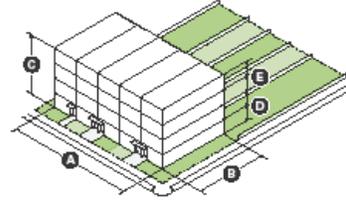
Frontage	
Required Street Frontage	B or C Street
Lot Dimensions	
A Width	50' min
B Depth	–
B Street Frontage	85' min
C or D Street Frontage	135' min
Lot Development	
C Building Coverage	40% max

Building Setbacks	
A Primary Front Setback	– –
A & B Street	0' min 3' max
C Street	10' min 20' max
B Secondary Front Setback	– –
A & B Street	0' min 3' max
C Street	10' min 20' max
C Side Setback	–
Party Lot Line	0' min
Side Lot Line	6' min
D Rear Setback	20' min

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Building Standards

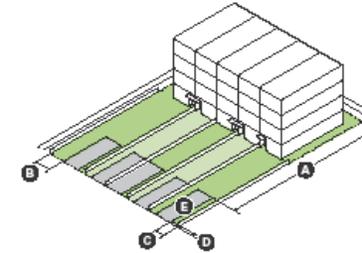
3. Building Standards



Massing	
Facade Build Out	70% min
A Width	17.5' min 19' max
B Depth	40' min 60' max
C Number of Stories	2 min 4 max
Story Height	10' min
Ground Floor Elevation	2' min
Fenestration	
D Ground Story Fenestration	20% min 50% max
E Upper Story Fenestration	20% min 50% max

Use & Occupancy	
Principal Use	–
Residential	Limited
Commercial	–
B Street	Limited
C Street	Restricted
Dwelling Units, Total	10 max
Dwelling Units per Townhouse	2 max
Outdoor Amenity Space	1/DU min

4. Access/Parking



Parking Setbacks	
A Primary Front Setback	60' min
B Secondary Front Setback	10' min
C Side Setback	6' min
D Rear Setback	2' min
Parking Ratio	
E Parking Spaces	1.0/DU max
Lot Perimeter Definition	
Side & Rear Lot Line	Required
Fence or Hedge Height	4 min 6 max

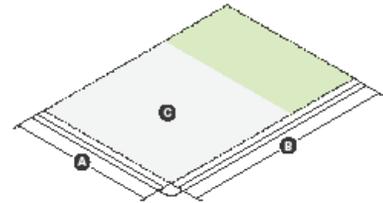
BRUSH & WATSON REQUEST FOR PROPOSALS – BRUSH PARK FORM-BASED CODE



DIVISION 15: BRUSH PARK FORM-BASED DISTRICT

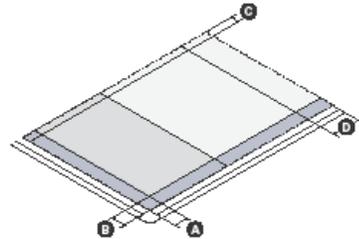
Building Standards

(f) MID-RISE FLATS
1. Lot Standards



Frontage	
Required Street Frontage	A or B Street
Lot Dimensions	
A Width	50' min
B Depth	85' min
Lot Development	
C Building Coverage	100% max

2. Building Placement

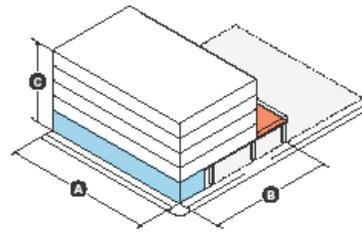


Building Setbacks		
A Primary Front Setback	0' min	10' max
B Secondary Front Setback	0' min	10' max
C Side Setback	--	
A Street	0' min	
B or C Street	5' min	
D Rear Setback	20' min	

DIVISION 15: BRUSH PARK FORM-BASED DISTRICT

Building Standards

3. Building Standards

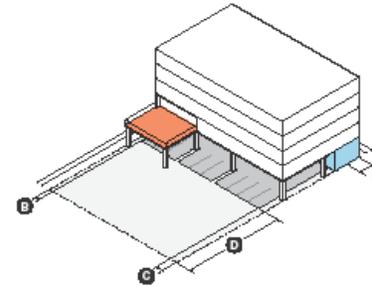


Massing		
Facade Build Out	80% min	
A Width	30' min	150' max
B Depth	60' min	150' max
C Number of Stories	5 max	
Story Height	10' min	
Ground Floor Elevation	2' min	

Fenestration		
D Ground Story Fenestration	--	
Residential	20% min	50% max
Commercial	70% min	
E Upper Story Fenestration	20% min	50% max

Use & Occupancy	
Principal Use	--
Residential	Limited
Commercial	--
A Street	Limited
B Street	Open
Dwelling Units	8 min
Outdoor Amenity Space	1/DU min

4. Access/Parking



Parking Setbacks	
A Primary Front Setback	20' min
B Secondary Front Setback	20' min
C Side Setback	0' min
D Rear Setback	0' min

Parking Ratio	
E Parking Spaces	
Residential	1.0/DU max
Commercial	2.0/1000 sf max

Perimeter Definition		
Side & Rear Lot Line	Required	
Fence or Hedge Height	4 min	6 max

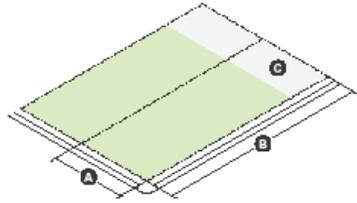
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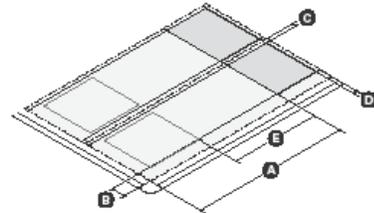
Building Standards

(g) CARRIAGE HOUSE
1. Lot Standards



Frontage	
Required Street Frontage	C Street
Lot Dimensions	
A Width	50' min
B Depth	135' min
Lot Development	
C Building Coverage	20% max

2. Building Placement

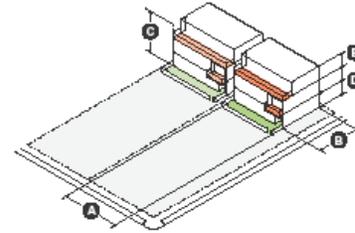


Building Setbacks	
A Primary Front Setback	60' min
B Secondary Front Setback	--
with a Historic House or Multiplex	3' min
with Townhouses or Mid-Rise Flats	10' min
C Side Setback	3' min
D Rear Setback	3' or 20' min
E Separation from Principal Building	10' min

DIVISION 15: BRUSH PARK FORM-BASED DISTRICT

Building Standards

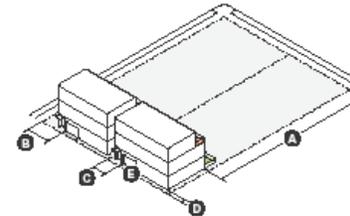
3. Building Standards



Massing	
Facade Build Out	45% min
A Width	24' min 36' max
B Depth	30' min 30' max
C Number of Stories	1 min 3 max
Story Height	10' min
Ground Floor Elevation	0' min
3rd Story Stepback	6' min
Fenestration	
D Ground Story Fenestration	15' min 50' max
E Upper Story Fenestration	15' min 50' max

Use & Occupancy	
Principal Use	--
Residential	Limited
Commercial	Open
Dwelling Units	1 DU max
Outdoor Amenity Space	1/ DU min

4. Access/Parking



Parking Setbacks	
A Primary Front Setback	60' min
B Secondary Front Setback	10' min
C Side Setback	6' min
D Rear Setback	3' min
Parking Ratio	
E Parking Spaces	1/DU max
Perimeter Definition	
Side & Rear Lot Line	Required
Fence or Hedge Height	4 min 6 max

BRUSH & WATSON REQUEST FOR PROPOSALS – RESPONSES



1. Project Description
2. Site Plans
3. Project Schedule
4. Project Financing
 1. HOME, CDBG, LIHTC, etc
 2. The min. bid price for Brush & Watson is **\$960,000.**
5. Overview of Bidding Organization
6. Professional Qualifications
7. Prior Experience
8. Local Participation

BRUSH & WATSON REQUEST FOR PROPOSALS – SELECTION CRITERIA



- Development Strategy and Methodology 20 Points
- Project Design Standards 20 points
- Financial and Leverage Capacity 20 Points
- Respondent and Proposed Team Experience 20 Points
- Local Participation 10 Points
- Bid Price 10 Points

BRUSH & WATSON REQUEST FOR PROPOSALS – KEY DATES



Release Date: October 26th, 2017

- Pre-Submission Conference: November 9th, 2017

Proposal Submission Deadline: December 18th, 2017

Selection of Preferred Developer List: January 8th, 2017

Shortlist Interviews: January 15th – 19th, 2018

Selection Committee Final Recommendation: January 29th, 2018

Internal City Review and Public Announcement: February / March 2018

BRUSH & WATSON REQUEST FOR PROPOSALS – SUBMISSION PROCESS



- ALL RFPS MUST BE RECEIVED BY 5:00 PM EST ON MONDAY, DECEMBER 18, 2017
- Submissions may be made:
 - 1) electronically in an 8.5x11 PDF format via email to brushwatson@detroitmi.gov (*receipt of delivery will be provided*)
 - OR
 - 2) Hard copy deliveries to:
 - **Housing and Revitalization Department**
Attn: Graciela Watrous
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226
- Hardcopy submissions must include **three** copies.

BRUSH & WATSON REQUEST FOR PROPOSALS

QUESTIONS?