

REQUEST FOR PROPOSALS



DENSE RESIDENTIAL DEVELOPMENT

WATCH MUSKEGON

BACKGROUND

The City of Muskegon is requesting proposals to develop a half-acre of city-owned land for dense residential development. The property is located behind the Midtown business district on both sides of Monroe Avenue between 3rd and 4th Streets. This neighborhood has recently undergone major improvements through large amounts of investment. In 2016, the City of Muskegon successfully built and sold nine market-rate homes one block west of this property and is now seeking to partner with a developer for a second phase of residential development.

All housing types and lot configurations will be considered, whether single-family detached homes, townhomes, or multiplex buildings. The zoning allows for small lot configurations and the City is also considering zoning amendments to allow for development along the alley. Minimum lot sizes should not be considered an issue when submitting a proposal. Please see the lot configuration renderings on the following pages for ideas. The City will also consider all incentive requests; including reduced land costs, low interest loans, and Neighborhood Enterprise Zone designation.

The northern lot has 139' of road frontage and is 66' deep on the west side and 132' deep on the east side. The southern lot has 66' of road frontage and is 132' deep. Both lots are vacant and considered shovel ready (aerial photo on following page is outdated, all structures have been demolished). The northern lot is located just to the east of the city-owned home (under rehab) at 1188 4th Street.

PRE-PROPOSAL QUESTIONS

Please direct all questions to Mike Franzak, Planning Director.

Email: mike.franzak@shorelinecity.com

Phone: (231) 724-6702

SELECTION CRITERIA

The City will award a development contract to the project that will contribute the most towards the revitalization of the neighborhood. Key factors will include the quality of homes, the quantity of units to establish a strong tax base, the amount of development incentives requested, and the timeline for development. Prior to accepting any proposal, the successful developer will be required to provide evidence of their financial capabilities. The City will arrange interviews with selected applicants, based on the information provided in the proposals. The City would prefer that the project commence in the fall of 2018.

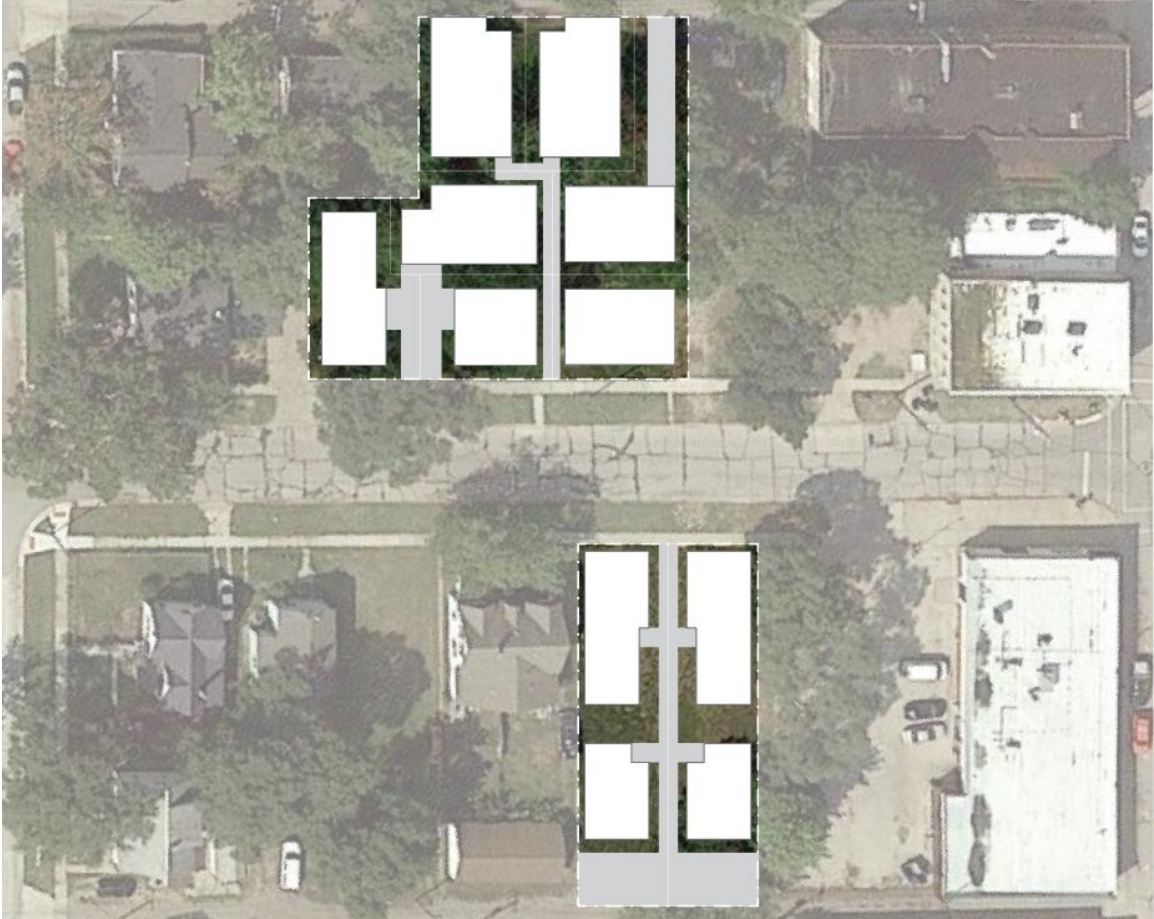
PROPOSAL DEADLINE

Proposals are due by 4pm on August 7, 2018. They must be sealed and delivered to: Muskegon City Hall, City Planning Department #202, 933 Terrace Street, P.O. Box 536, Muskegon, MI 49443

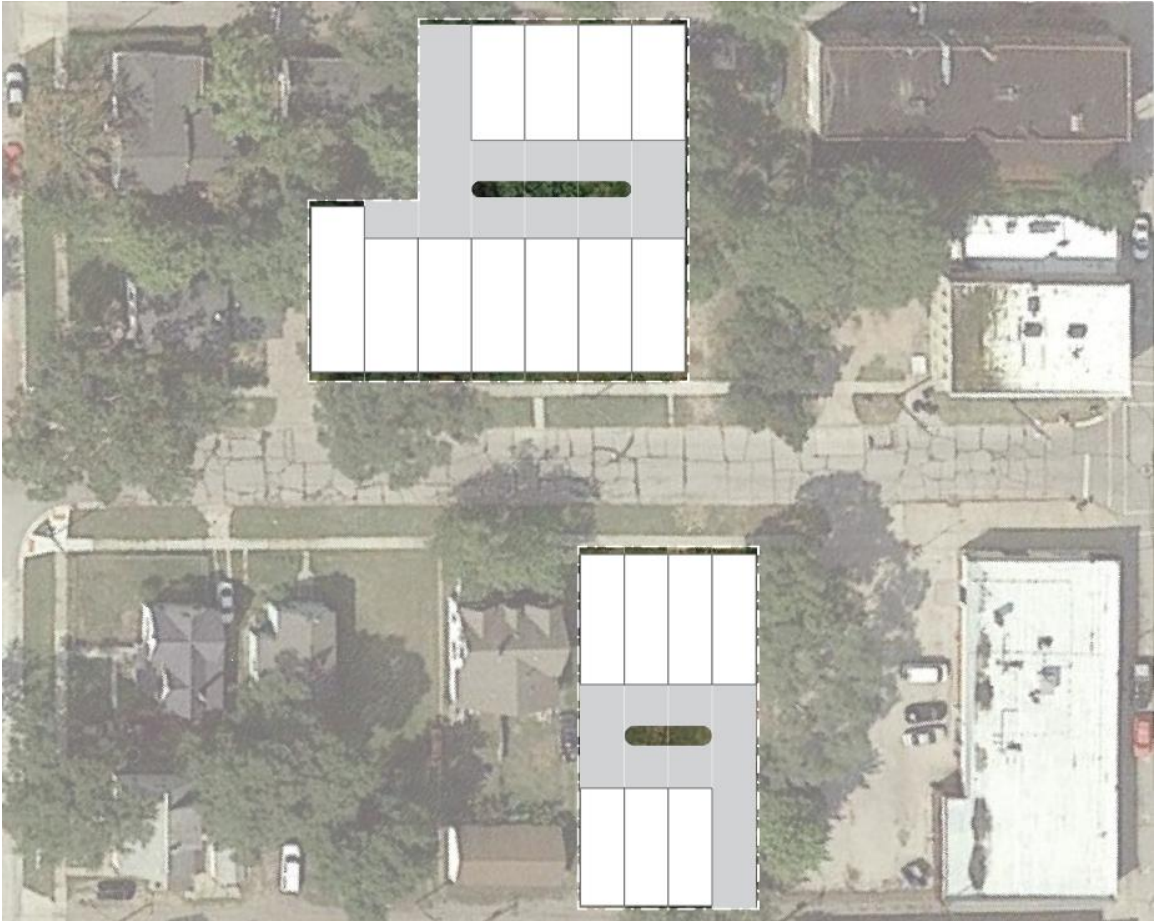




Single-Family Detached Homes



Cottage Court Homes



Attached Single-Family Townhomes