



James J. Bufalino
BROKER / OWNER

FOR SALE: 3 Vacant Land Sites on Lincoln Street Totaling 1.27 +/- Acres
ASKING PRICE: \$278,000 (Site 1: \$65,000 + Site 2: \$62,000 + Site 3: \$151,000)
PARCEL SIZE: 1.27 ACRES (10 Combined Parcels)
LOT DIMENSIONS: Site 1: 108 X 120 ft Site 2: 224 X 124 ft Site 3: 100 X 124 ft
PROPERTY TYPE: VACANT LAND
DEVELOPMENT: NEW BUILD DEVELOPMENT (Minimum 14 Units)
ZONING: R3 - Low Density Residential Historic District
TAX INCENTIVES: YES - NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

OFFER DEADLINE: **FEBRUARY 21, 2020 by 5 pm** (Send to James@PPSAM.com)

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

**OFFERED PUBLICLY AS “WOODBIDGE - LINCOLN STREET INFILL DEVELOPMENT”
(The 10 Combined Parcels Include the Following Addresses)**

<u>Address</u>	<u>Parcel ID</u>	<u>Lot Dimensions</u>	<u>Acres</u>	<u>Square Feet</u>
<u>SITE 1:</u>				
1352 Brainard	06000964.77	30 x 58	.04	1,737
3606 Lincoln	06005421	58 x 90	.12	5,221
3618 Lincoln	06005422	50 x 120	.138	5,993
<u>SITE 2:</u>				
3689 Lincoln	06005783	50 x 124	.143	6,212
3697 Lincoln	06005782	50 x 124	.142	6,200
3701 Lincoln	06005781	50 x 124	.14	6,200
3707 Lincoln	06005780	30 x 124	.08	3,720
3713 Lincoln	06005779	64 x 124	.18	7,936
<u>SITE 3:</u>				
3907 Lincoln	06005778	50 x 124	.14	6,200
3915 Lincoln	06005777	50 x 124	.14	6,200
<u>TOTAL:</u>			1.27	55,619



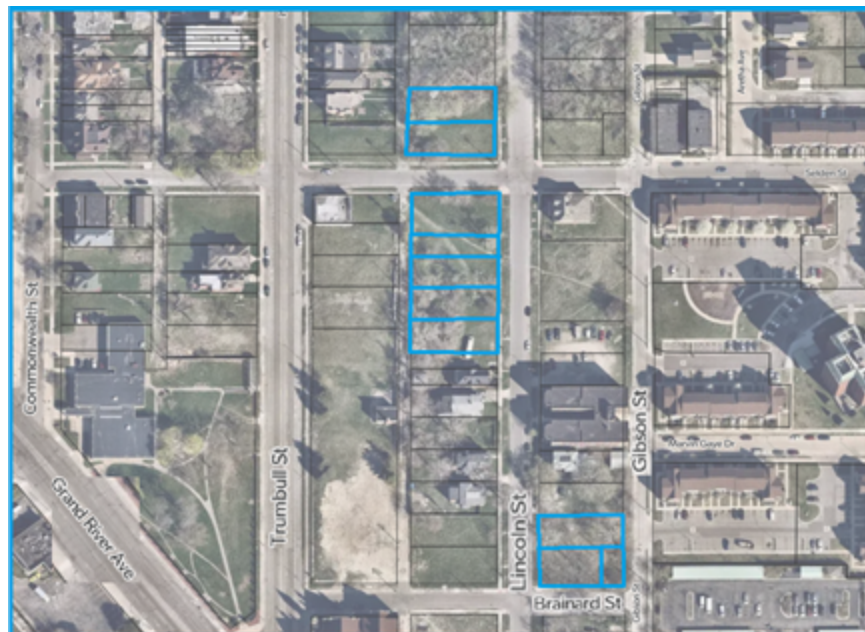
Woodbridge Development Opportunity – Lincoln and Selden/Brainard

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 3 development sites that total approximately 1.27 acres of vacant land in the Woodbridge neighborhood. The total site is comprised of approximately 452 feet of frontage along Lincoln street with depth of 120 feet on the east side of Lincoln and depth of 124 feet on the west side of Lincoln. The property is zoned R3 and is located in a Neighborhood Enterprise Zone (NEZ) and local Historic District. The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and

garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

The developer may apply for all three sites, one of the sites, or two of the sites. Each site will have its own MLS listing and the DLBA's broker, James Bufalino or Premier Property Services, can answer specific questions about the site if they are not found on the MLS listings.

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.



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. Please also clearly identify which properties you are applying for.
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 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. History and overview of the respondent's business or organization, including examples of prior project experience, particularly those similar in size and characteristics to this opportunity.
7. 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 and 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. If you plan on using the NEZ tax abatement the estimated payment in lieu of taxes should fall between \$30,000-\$60,000 but could be more or less based on the developer's proforma and programming.

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 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.

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

Reinforce 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. The built environment should provide interesting building typologies with varied architectural expressions and should be designed to complement the community.

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 to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys where possible.

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



I LIVE IN A

LOCAL HISTORIC DISTRICT.

WHAT DOES THAT MEAN FOR ME?

I LIVE IN A

LOCAL HISTORIC DISTRICT

WHAT DOES THAT MEAN?

Great question! Living within a local historic district means that your immediate neighborhood surroundings (sites, buildings, structures, or archaeological sites) are considered to be of **historic, cultural, or architectural significance**. It's important to note that owning property within a local historic district comes with many benefits but also requires a few obligations from you, the property owner.

BENEFITS & OBLIGATIONS

- Local districts give communities a voice in their future.
- Local districts protect the investments of owners and residents of historic properties.
- Properties within local historic districts appreciate at greater rates than the local market overall as well as faster than similar, non-designated neighborhoods.
- Historic districts are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives.
- Protecting local historic districts can enhance business recruitment potential.
- The stewardship of your historic property and its surroundings.
- Any modifications you'd like to make to the exterior of your property (including windows, landscape, fences, demolition and new construction) is **required to be approved by the Historic District Commission (HDC prior to obtaining a building permit** to perform the work.

The obligations listed above are regulated and managed through the administration of a simple

BUILDING PERMIT APPLICATION REVIEW

Submit your completed Project Review Request Form (included as an insert in this packet) along with all of the required checklist items pertaining to the **exterior** work you'd like to complete to HDC Staff via email (HDC@detroitmi.gov) or in person at the City of Detroit Planning and Development Department located at the Coleman A. Young Municipal Center, 2 Woodward, Suite 808, Detroit, MI.

Depending on the scope of the work, HDC Staff may be able to approve the work and issue you a Certificate of Appropriateness (COA) within a few days. If it's not possible to get an approval at the Staff level, you'll be added to the next available meeting agenda to go before the HDC for review. The Commission is a board of seven volunteers residing in the city and appointed by the Mayor.

As soon as you've received the COA for your proposed work, proceed to the Buildings, Safety Engineering and Environmental Department to obtain your building permit to perform the work.

FIND OUT MORE AT www.detroitmi.gov/hdc

HOW DO I MAKE

EXTERIOR CHANGES

WITHIN A LOCAL HISTORIC DISTRICT?

1 CONFIRM YOU ARE LOCATED WITHIN A HISTORIC DISTRICT.

Go to www.detroitmi.gov/hdc to confirm your address is located within a local historic district. If so, any modifications you would like to make to the exterior of your property must go through a review process by the Historic District Commission (HDC) **prior** to obtaining a building permit to perform the work.

2 APPLY FOR PROJECT REVIEW BY HDC.

Submit details of the proposed scope of work to HDC Staff at HDC@detroitmi.gov. See application requirements (based on scope of work) below. Depending on the complexity of the proposed work, you may be required to appear before the Historic District Commission for their review.

3 IF APPROVED, OBTAIN BUILDING PERMIT.

Upon receiving a Certificate of Appropriateness (COA) for the proposed scope of work, you can then proceed to the Buildings, Safety Engineering and Environmental Department (BSEED) to obtain the building permit to perform the work.

APPLICATION REQUIREMENTS

NOTE: BSEED REQUIREMENTS NOT INCLUDED

WINDOW REPLACEMENT

(historic windows)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Completed *Historic District Commission Application for the Replacement of Historic Windows* (all pages must be submitted) which includes a brochure or other information giving the color, materials, and configuration of the proposed replacement windows; two (2) written estimates from different companies of the cost to repair and paint the existing windows; detailed photographs showing the deterioration of the window interiors.

WINDOW REPLACEMENT

(non-historic windows)

- Completed *Historic District Commission Project Review Request* (including all checklist items)

ROOF REPLACEMENT

(non-historic roofing materials)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Detailed scope of work including any related work such as dormers, gutters, soffit and fascia (formatted as bulleted list)

SIDING REPLACEMENT

- Completed *Historic District Commission Project Review Request* (including all checklist items)

ROOF REPLACEMENT

(historic roofing materials)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Detailed scope of work including any related work such as dormers, gutters, soffit and fascia (formatted as bulleted list)
- Completed *Historic District Commission Application for Replacement of Historic Roofing* (both pages must be submitted) which includes: two (2) estimates of the cost to repair the existing roof, two (2) estimates of the cost to replace with the same material, two (2) estimates of the cost for asphalt shingle replacement.

PAINT

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Specifications of proposed paint colors
- Diagrams indicating location of proposed paint color

DEMOLITION (including partial demo)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Structural assessment report of the property, completed according to the Commission's template by a licensed structural engineer or architect
- Detailed description of what will happen to the site once demo completed
- For partial demo, include elevation showing the building and surface treatments to newly exposed walls

SUBMIT ALL DOCUMENTATION TO hdc@detroitmi.gov

NEW CONSTRUCTION/ADDITIONS

(including garages)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Drawings of proposed project including (1) Site plan showing all changes and landscape features, including location of construction fencing if applicable; (2) Floor plans; (3) Elevations; (4) Sections and other details as needed

DOOR & GARAGE DOOR REPLACEMENT

(including security doors)

- Completed *Historic District Commission Project Review Request* (including all checklist items)

SOLAR PANELS

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Detailed scope of work (formatted as bulleted list) including any and all other related work to be completed (ex: roof plan, site plan, elevation drawings, dimensions)

SIGN INSTALLATION/REPLACEMENT

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Dimensioned drawings (elevation and section) of signs
- Photo simulation of proposed sign

BUILDING CLEANING

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Narrative describing the project, including the cleaning method, names of chemicals, the pressure of any washes or applications, and a description of the surface treatment after cleaning
- Brochures/cut sheets for all proposed cleaning agents

FENCE INSTALLATION/REMOVAL

(including paving, walls, landscaping)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Site plan drawing showing: (1) existing lot lines (2) existing buildings (3) location and dimension of proposed fence
- In cases of removal, include a statement as to why element(s) need to be removed.

PORCH (repair and/or reconstruction)

- Completed *Historic District Commission Project Review Request* (including all checklist items)
- Drawings of proposed project including plans, elevations, sections and details as needed

The Historic District Commission reviews and evaluates all proposed exterior changes using the

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

QUESTIONS? FIND OUT MORE AT www.detroitmi.gov/hdc

SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: ☐ Windows/Doors ☐ Roof/Gutters/Chimney ☐ Porch/Deck ☐ Landscape/Fence/Tree/Park ☐ General Rehab
(Check ALL that apply) ☐ New Construction ☐ Demolition ☐ Addition ☐ Other: _____

APPLICANT IDENTIFICATION

☐ Property Owner/Homeowner ☐ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

☐ **Photographs** of ALL sides of existing building or site

☐ **Detailed photographs** of location of proposed work
(photographs to show existing condition(s), design, color, & material)

☐ **Description of existing conditions**
(including materials and design)

☐ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

☐ **Detailed scope of work** (formatted as bulleted list)

☐ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

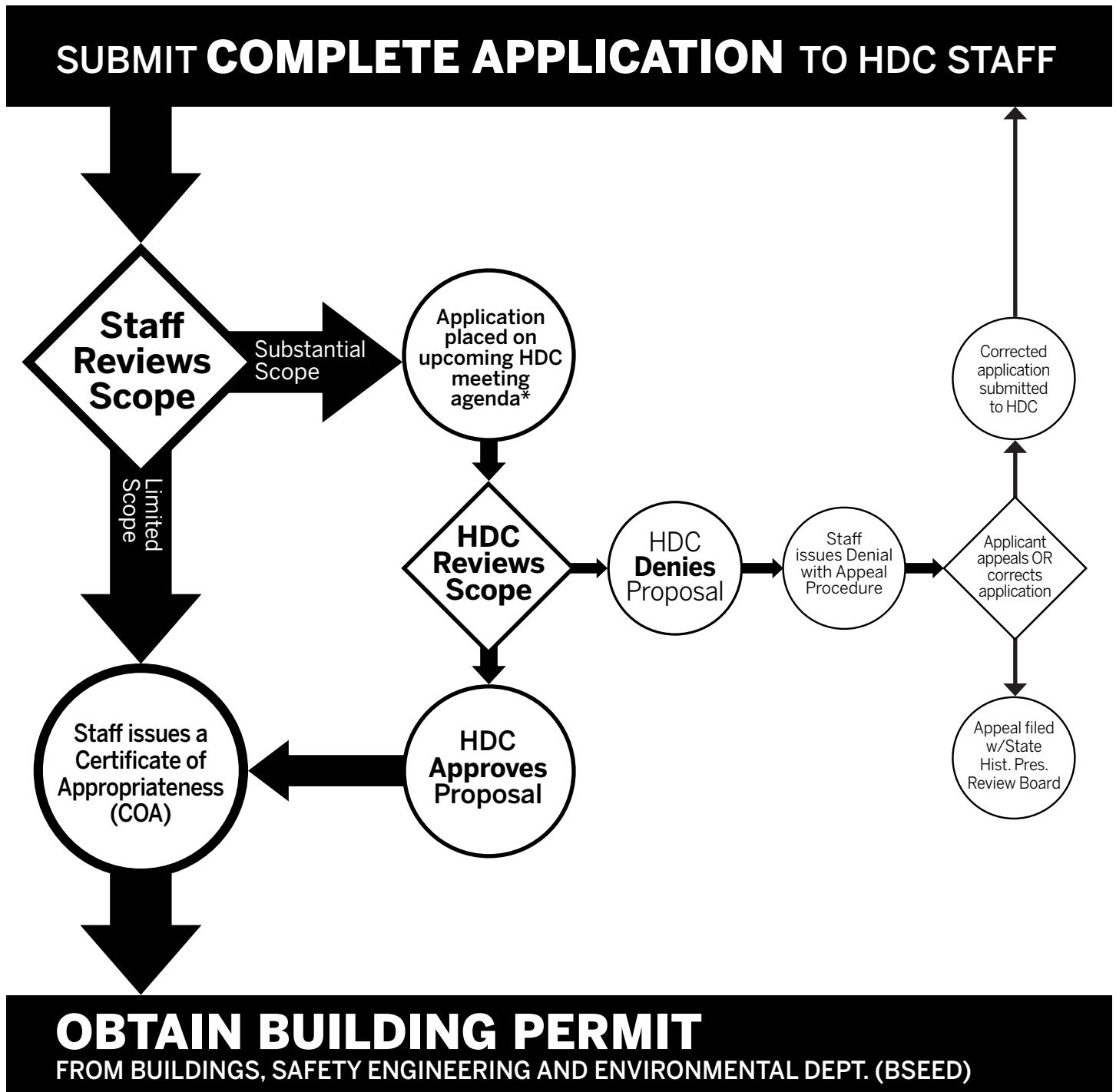
Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS

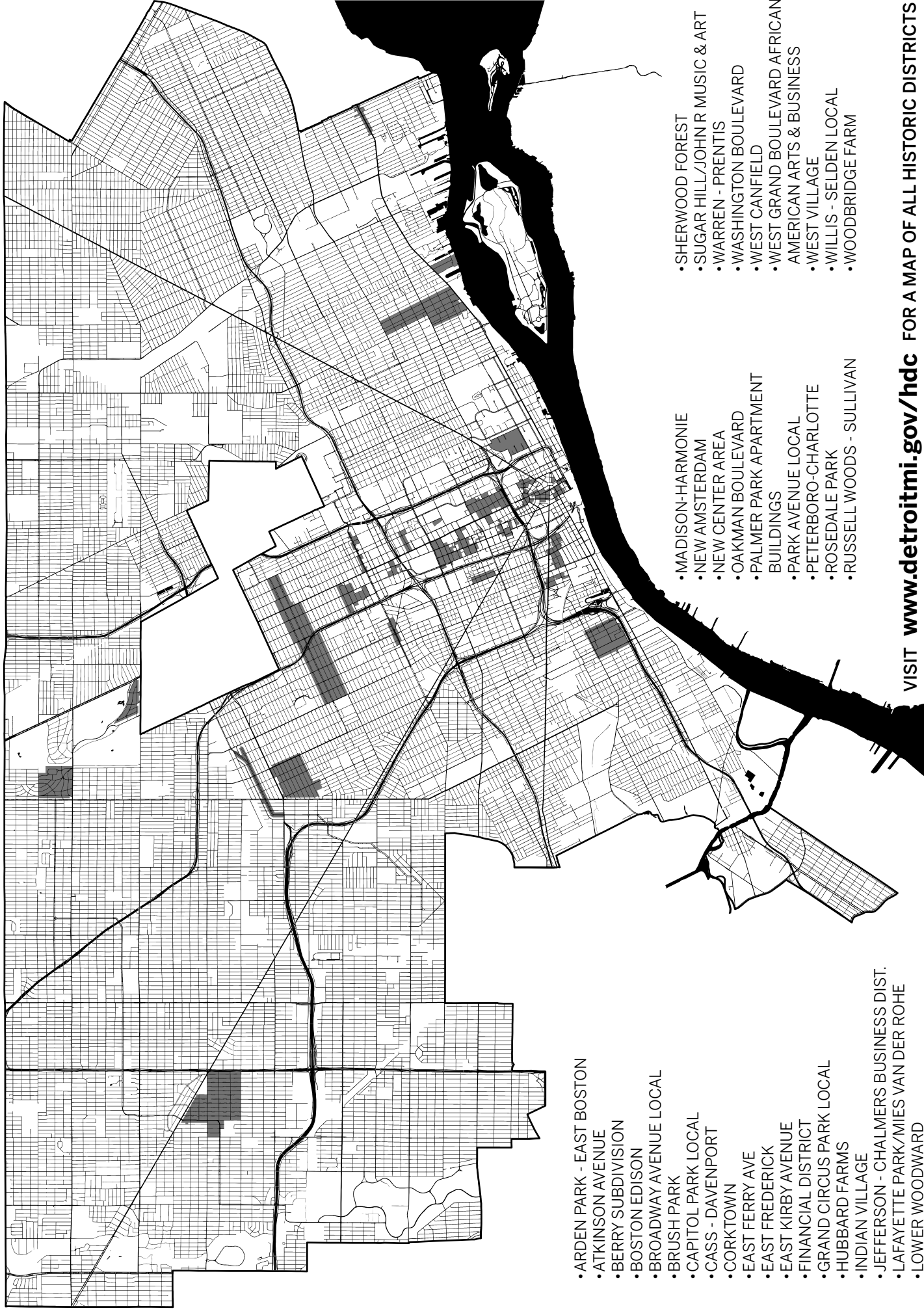


* THE **COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH**, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

DETROIT'S LOCAL HISTORIC NEIGHBORHOODS

NOTE: NOT ALL HISTORIC RESOURCES--INCLUDING SINGLE-BUILDING HISTORIC DISTRICTS--ARE INDICATED ON THIS MAP



- ARDEN PARK - EAST BOSTON
- ATKINSON AVENUE
- BERRY SUBDIVISION
- BOSTON EDISON
- BROADWAY AVENUE LOCAL
- BRUSH PARK
- CAPITOL PARK LOCAL
- CASS - DAVENPORT
- CORKTOWN
- EAST FERRY AVE
- EAST FREDERICK
- EAST KIRBY AVENUE
- FINANCIAL DISTRICT
- GRAND CIRCUS PARK LOCAL
- HUBBARD FARMS
- INDIAN VILLAGE
- JEFFERSON - CHALMERS BUSINESS DIST.
- LAFAYETTE PARK/MIES VAN DER ROHE
- LOWER WOODWARD

- MADISON-HARMONIE
- NEW AMSTERDAM
- NEW CENTER AREA
- OAKMAN BOULEVARD
- PALMER PARK APARTMENT BUILDINGS
- PARK AVENUE LOCAL
- PETERBORO-CHARLOTTE
- ROSEDALE PARK
- RUSSELL WOODS - SULLIVAN

- SHERWOOD FOREST
- SUGAR HILL/JOHN R MUSIC & ART
- WARREN - PRENTIS
- WASHINGTON BOULEVARD
- WEST CANFIELD
- WEST GRAND BOULEVARD AFRICAN AMERICAN ARTS & BUSINESS
- WEST VILLAGE
- WILLIS - SELDEN LOCAL
- WOODBRIDGE FARM

VISIT www.detroitmi.gov/hdc FOR A MAP OF ALL HISTORIC DISTRICTS

WHAT REQUIRES REVIEW?

THE LISTS BELOW ARE NOT ALL INCLUSIVE. IF YOU DO NOT SEE YOUR PROJECT, CONTACT HDC STAFF

CONTACT HDC STAFF BEFORE:

- Changing paint colors
- Removing large trees, shrubbery, plantings
- Installing new or replacement fencing
- Replacing roofing, flashing, gutters
- Reconstructing areas of masonry walls, chimneys, floors, porches, etc.
- Installing new storm/security doors and storm windows
- Reconstructing all or part of a porch
- Installing new doors, garage doors, security doors
- Installing or replacing signage, including awnings
- Cleaning the building
- Demolishing all or part of a building, including garages
- Constructing a new building or addition
- Installing new or replacement storm windows
- Removing, repairing, or replacing existing windows; installing new windows

GO AHEAD WITH YOUR PROJECT IF:

- Painting in the same colors in the same location
- Trimming or pruning trees, shrubs, plantings
- Repairing **a few** sections of fence with like materials and sizes
- Repairing **a few** shingles, flashing, gutters with like materials
- Replacing **a few** panes of glass with matching glass, switching seasonal storms/screens
- Tuck-pointing **small areas** of mortar with matching mortar
- Installing or removing **existing** storms and screens for the season
- Replacing **small deteriorated areas** of siding with identical materials and sizes
- Repairing existing doors with identical materials
- Putting out or removing cloth awnings on existing frames for the season

FIND OUT MORE AT www.detroitmi.gov/hdc

FIND OUT MORE AT www.detroitmi.gov/hdc

YOUR ADDRESS IS LOCATED WITHIN A LOCAL HISTORIC DISTRICT--MORE DETAILS INSIDE!



ADDITIONAL AREA INFORMATION

About the Woodbridge Neighborhood:

Arguably the finest surviving streetcar suburb of the turn of the century located in Detroit, Michigan. The Woodbridge is a neighborhood filled of dense single-family homes and multi-family housing sitting solidly on the near-West Side. The neighborhood, nestled along Trumbull Avenue on the westernmost edge of Wayne State's campus, connects to Detroit's New Center, Midtown, Corktown and Core City communities. The Edsel Ford (I-94) and John Lodge (US-10) freeways serve as its north and east borders, and Grand River makes up the Woodbridge boundary on its southern and western ends. The area is named after William Woodbridge, territorial governor of Michigan in 1840-41, who owned a large farm on which much of the neighborhood is now built. An eclectic mix of late Victorian single family and duplex homes, the Woodbridge neighborhood is on the National Register of Historic Places.

Woodbridge combines the perks of urban living with modern amenities and a historical sense of place. The tree lined streets greets the eye with an array of architectural wonder. Broad porches and comfortable back yards serve as warm weather entertainment spots, allowing residents to visit with neighbors and friends. Woodbridge offers a variety of housing options, from historic apartment and historic home rentals, to for-sale condominium and single-family homes. The residential population includes students of all ages, college professors, downtown and medical center professionals, musicians and artists, anarchists and organic farmers, dog-walkers and bicyclists.



Local Attractions

Coffee/Tea

Bikes & Coffee

5063 Trumbull Street, Detroit, MI 48208

Eat/Drink

Magnet Restaurant

4842 Grand River Ave, Detroit, MI 48208

Ochre Bakery

4884 Grand River Ave, Detroit, MI 48208

Pie-Sci

5163 Trumbull Street, Detroit, MI 48208

Woodbridge Pub

5169 Trumbull Street, Detroit, MI 48208

Whole Foods

115 Mack Ave, Detroit, MI 48201

Art

Art of Armageddon Beachparty

1517 Putnam Street, Detroit, MI 48208

Spread Art

5141 Rosa Parks Boulevard, Detroit, MI 48208