

REQUEST FOR PROPOSALS

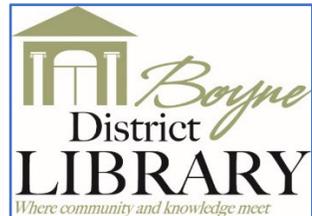
MIXED USE DOWNTOWN HOUSING PROJECT

211 SOUTH PARK STREET & 214 RAY STREET

BOYNE CITY, MI



Boyne City, Michigan
Where Life Meets Lake.®



FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

Michael Cain, City Manager

mcain@boynecity.com

231-582-0377

Proposal submissions due by: **4:00 PM, July 11, 2022**

BOYNE CITY DOWNTOWN HOUSING DEVELOPMENT OPPORTUNITY

The City of Boyne City, Michigan, in partnership with the Boyne District Library seeks developers for a potential project site at the corner of Park Street and Ray Street. The project site consists of two parcels, 214 Ray Street, owned by the Library, and 211 South Park Street, owned by the City. The parcels total approximately 27,000 square feet. The site permits a mix of commercial and residential uses in the thriving downtown of Boyne City, an award-winning Main Street community. The site is close to waterfront parks, restaurants, local brewpub, taprooms, grocery store, hardware stores, schools, and many other amenities for residential living.

The City of Boyne City has identified housing as its top priority and prefers the development to be primarily residential. The City and Library want a development on this site to serve a housing need and household income level that isn't currently being met. A mix of income levels for rental apartments is also desired.

The first floor, street-facing space for any structure should be aligned with the sidewalk, parking arranged behind the structure. Those units at street level and street-facing must have a commercial use included. This is encouraged to be a live-work space that supports entrepreneurs on a small scale, bringing a new mix of business to the thriving downtown.

The cost for the property is negotiable. Price reduction or no-cost acquisition of land could be considered for a project that meets more of the unmet housing needs in the community.

Interested development teams are invited to submit qualifications to the City, which is acting in partnership with the Library, by 4:00 PM, July 11, 2022.



BOYNE CITY

Boyne City is a thriving community. Schools within walking distance of downtown, diverse businesses enabling people to live, work and shop close to home, and events such as spaghetti dinners still making personal calendars, residents and visitors enjoy the value of relationships and the opportunities found in each day.

Boyne City is situated at the southeastern tip of Lake Charlevoix, a beautiful 20-mile-long lake extending like a finger from Lake Michigan in the northwest part of the State. About 60 miles north of Traverse City, and 70 miles south of Mackinaw City, Boyne City and its historic downtown are five miles off US Highway 131, making it a purposeful destination rather than a place found along the highway. Boyne Mountain and Boyne Mountain Resort are located at the intersection of US 131 and M 75. A major ski, golf, and waterpark resort with year-round activities and surrounded by extensive vacation home development, Boyne Mountain draws thousands of visitors to the area.

DOWNTOWN BOYNE CITY

The downtown and its historic core on the shore of Lake Charlevoix is the focal point of Boyne City providing a mix of retail, office, residential, and public uses, supported by a transportation system that creates a pedestrian friendly atmosphere. This area provides easy access to local businesses with an enhanced streetscape environment. Any proposal should promote continued mixed-use development in the Downtown Core to reinforce the unique identity and attractive pedestrian environment.



This site is part of a downtown that is intended to encourage commercial uses, small-scale retail shopping, entertainment uses, convenience stores, office, and personal and business service uses. Residential uses are encouraged on upper floors of commercial buildings. Live-work units will be new to this downtown and encouraged for consideration, including on the first floor of this site. Building heights should generally not exceed three stories, except where it can be demonstrated that additional height will not alter the historic character of the downtown. Brick, stone, and masonry will be the primary building materials in this area to give a sense of permanence.

SITE VISION

The City of Boyne City and the Boyne District Library are partnering with the goal of creating a project that meets the housing needs of the community, especially the needs of the employees of the downtown businesses. The vision for this site is of a structure that is situated at the sidewalk with parking behind. Residential uses on the floors above street level and the potential for live-work units on the main level. The Library is seeking a 900 square foot community room within the new structure. The lease structure proposed by the development team would be negotiated later, but consideration should be made for a no-cost lease for at least 10 years. The library is considering this lease as compensation for their property. Other forms of compensation can be proposed.



The site includes a pole barn that must be removed and a parking lot. The development proposal must include the following:

- Demonstrates how local zoning requirements will be met.
- How it maximizes the number of parking spaces on site, show potential for additional on-street parking potential. Angled parking on Park Street and/or new parking on Ray Street is encouraged.
- Access to a drive-up book drop, to be placed near existing library building
- Vehicular access to the south side of 216 Ray Street, a neighboring building and offices
- Screened dumpster
- Details as to estimated number of residential units and floor area of commercial or mixed use that could be provided
- Site design sketch
- How the proposal meets the needs of the community as stated in the approved plans

RESIDENTIAL MARKET POTENTIAL

Housing North conducted a target market analysis in 2019 of the annual housing demand in Boyne City. The estimate is that there is an annual need for additional 57 rental units. This has not been occurring in the market and it's possible there is an even higher demand since the study was conducted. More details on the Residential Target Market Analysis can be found online at housingnorth.org or by [clicking here](#).

DEVELOPMENT PROCESS

The City of Boyne City and the Boyne District Library will, together, select a qualified development team. It is the intent of these organizations to then agree to a pre-development agreement that includes property control for a period of 6-12 months to allow for due diligence activities. A final development agreement will also include both the City and Library.

OTHER DEVELOPMENT FACTORS

MASTER PLAN

Boyne City has completed extensive planning efforts for this area. There is a community master plan which addresses this area as well as a DDA Development Plan, Redevelopment Ready Community Assessment Report, and Parking Study that also provide guidance for the community's goals for this area. Links to those plans can be found on the city's website or [by clicking here](#).

ZONING

These properties are zoned CBD (Central Business District). The zoning ordinance and map are on the city's website, or you can [click here](#).

UTILITIES

The site is served by city water, sewer, and storm sewer. There is an electric car charging station on the site that will most likely need to be relocated. Spectrum (Charter) communications provides internet. Consumers Energy provides electric. The gas provider is DTE Energy.

INCENTIVES

Boyne City is within Charlevoix County, which has a Brownfield Authority and Land Bank Authority. The properties are within the DDA District. The City is willing to discuss the potential for other state incentives available for such a project.

SELECTION PROCESS

The City of Boyne City and Boyne District Library will review and evaluate all complete proposals submitted in response to this RFP. The following are required elements of any response to this RFP:

- Letter of Interest that describes the developer's team, their qualifications, and vision for this project. Information on previous projects completed by the developer that are relevant to this project would be helpful. Please provide resumes of the team members.
- Concept Plans that adequately show the vision for this site.

Boyne City and Boyne District Library may seek additional information and will conduct interviews as necessary. The Library and City reserve the right to offer a limited-time exclusive development agreement to an applicant submitting a credible proposal that has a high likelihood of being developed but needs additional time to perform due diligence activities. Such an agreement would allow time for the firm to develop their concept more fully if necessary or perform additional due diligence activities in response to the EDC's input prior to a final commitment being made on the proposal. Responses to this RFP are not legally binding documents and the City and Library reserve the right to reject any or all the proposals. The proposals received will be public information. No confidential information should be submitted as part of the proposal.

FORMAT OF PROPOSAL

Elements of the proposal are somewhat flexible but all matters listed above must be addressed and clearly communicated in the proposal. A site drawing must be included that demonstrates the proposed

layout of the structure. Building dimensions, parking spaces provided, ingress/egress, access to library book dropoff, parking for bookmobile, and location of library community room are required details.

It is expected that estimated costs of the project will be provided. Details are required to show the housing market demand that is being met by this project and the estimated rents with associated household income levels served by those rents.

Any expectations of city action should also be mentioned, such as potential PA 210 agreements, TIF, or other such funding tools that would require the city's authorization.

All submissions should be made electronically in Adobe PDF format to the City of Boyne City, Michael Cain, City Manager, via email to address: mcaain@boyncity.com

Questions about this proposal should also be made to mcaain@boyncity.com or 231-582-0377