



The Evergreen Properties

East Lansing, Michigan

A Request for Qualifications and Proposals Issued _____, 2019



Request for Qualifications and Proposals

Evergreen Properties

East Lansing MI

Background

The East Lansing Downtown Development Authority is seeking proposals for the redevelopment of the “Evergreen Properties” from a qualified firm. A successful proposal will be made by an experienced development entity that has demonstrated success in executing complex redevelopment projects. The project will balance the desires of the community and complement the transformational redevelopments currently taking place in downtown East Lansing.

The City of East Lansing Downtown Development Authority (DDA) currently owns parcels located at 314, 328, 334, 340 and 344 Evergreen Avenue equaling approximately 1.08 acres in downtown East Lansing. These properties have become known as the DDA Evergreen Properties. The parcels are located west of Abbot Road, adjacent to Albert Avenue and Evergreen Avenue and neighbor two large redevelopment projects currently under construction. The properties include a three-story mixed-use building which is currently leased, and four rental houses. The City of East Lansing (City) owns several nearby parking lots which could also be considered as part of this redevelopment project, assuming they are part of a transformational project. (See Attachment 1)

In the fall of 2018, the DDA created a committee of community stakeholders for the purposes of evaluating the redevelopment options for the Evergreen Properties and providing guidance and context to assist the DDA in marketing the properties. Ultimately, the committee recommended that the DDA issue an Request for Qualifications/ Proposals (RFQP) to spur a redevelopment that best balances the desires of the community with financial and market realities. To this end, this RFQP was developed in tandem with a scoring matrix to evaluate proposals based on input received by the committee (Attachment 2). The scoring criteria reflect the community’s vision to find a viable project that activates the space by incorporating uses that will be attractive to a wide audience and/or helping to convince recent graduates from Michigan State University (MSU) and companies emerging from MSU through the Technology and Innovation Center (TIC) to locate in downtown East Lansing permanently. The selected proposal will include inviting public spaces as well as a plan to attract new office businesses and/or amenities which will enhance the vibrancy of downtown and strengthen the downtown community.

Description of Site and Opportunity

The DDA and the City are pleased to offer a significant development opportunity directly adjacent and proximate to exciting transformational redevelopments currently underway, and across the street from Michigan State University (MSU), a tier-one research institution with over 50,000 students and 12,500 employees.

The City of East Lansing is situated in mid-Michigan, Ingham County. Occupying roughly 13.5 square miles of land area, the City population is nearly 49,000, while the Lansing metropolitan area counts more than 478,000 residents.

The site is located near the intersection of the two main corridors in the region- Michigan (M-143) and Grand River (M-43) Avenues. The corridor connects the downtowns of East Lansing and Lansing, the region's largest employers (i.e. State of Michigan, Sparrow Hospital, and MSU) and retail destinations. The corridor contains the highest transit ridership route (Route 1) within the Capital Area Transportation Authority (CATA) system. Regional access to the community and site is provided via U.S. 127, with further connections to I-96 and I-69.

The site is currently zoned RM-32 (Multifamily Residential). A rezoning is anticipated as part of a redevelopment and would likely be necessary in order to support a development accomplishing Community objectives. The property has been previously rezoned conditionally to the B-3 zoning classification, City Center Commercial District. The City's comprehensive plan is referenced below and provides additional context for consideration.

A Vibrant Location & Strong Local Economy

Downtown East Lansing is friendly, vibrant, and diverse. Tree-lined streets and patio dining add to the attractiveness of the downtown, home of an eclectic mix of local and national chain shops, restaurants, entertainment venues, galleries and more. Current developments bring dense housing, an urban Target store, Graduate Hotel, as well as tens of thousands of square feet of additional retail within just a few hundred feet of the Evergreen Properties. The City is also investing in modernized utility infrastructure and pedestrian oriented streetscapes. These improvements are most visible along the redesigned Albert Avenue, which is being realigned to create a more seamless transition across Abbot Road, and thus a much improved pedestrian experience.



Downtown East Lansing is bustling with fun festivals all summer long, including the East Lansing Art Festival, one of the top 100 Fine Art Festivals in the nation as ranked by *Sunshine Artist Magazine*.



Valley Court Park, located within steps from the Evergreen Properties, is one of the region's largest urban parks and home to many community events and activities. Established in 2009, the East Lansing

Farmer's Market, a growers-only market, robust with a diverse selection of fresh, farm-grown Michigan produce and products takes place in the park from May to October, and draws thousands of visitors per week.

MSU is one of the top research universities in the world- on one of the largest, greenest campuses in the nation. Home to nationally ranked and recognized academic, residential college, and service-learning programs, MSU is a diverse community of dedicated students and scholars, athletes, artists, scientists, entrepreneurs and leaders. MSU is also one of the largest universities in the Nation. Enrollment in 2018 was over 50,000 students. It is also the largest employer in East Lansing with more than 12,500 faculty and staff. The University has strong alumni support and engagement, with 563,000 alumni worldwide. Furthermore, Michigan State is ranked in the top 20 in the nation for international student enrollment, and brings the world to East Lansing through more than 325 international institutional partnership agreements in 80 countries.

On Campus, the Facility for Rare Isotope Beams (FRIB) is nearing completion at MSU—a \$730 million national user facility for nuclear science funded by the Department of Energy Office of Science, MSU, and the State of Michigan. FRIB will advance understanding of rare isotopes and provide research opportunities for scientists and students from around the globe. The facility is expected to become operational in 2022, but MSU is already considered first in the nation for nuclear physics.

In the heart of downtown on Grand River Avenue, The Technology and Innovation Center (TIC) is part of the City's SmartZone and is at capacity as an economic incubator. It has become the region's strongest hub for entrepreneurial support & funding, university technology transfer, and start-up incubation, consistently ranking in the top three Michigan SmartZones in funding through the State Business Accelerator Fund. In the last four years alone over 60 (54 of which are high tech) companies have been created and attracted through over \$11,000,000 in outside funding. Companies located at the TIC are now regularly looking for space to grow in downtown East Lansing!

Cultural Amenities



Among many amenities in the East Lansing Downtown, the Eli and Edythe Broad Art Museum, adjacent to downtown on the University Campus, is a premier venue for international contemporary art, featuring major exhibitions and serving as a hub for the cultural life of MSU and broader community. The building itself is a cultural gem anchoring the downtown. It was designed by Zaha Hadid, a world-renowned Pritzker Prize-winning architect. The Broad Art Lab, a community-focused extension of the Museum, recently expanded the Broad's artistic reach across Grand River Avenue by opening a 7500 square foot facility on the ground floor of a new redevelopment at 565 Grand River Ave.

The Wharton Center, located nearby on the MSU campus, is Michigan's largest performing arts venue with four unique stages (The Cobb Great Hall, Pasant Theatre, MSU Concert Auditorium and Fairchild Theatre). The center is the leading venue among Big 10 institutions and has the largest programming schedule of any independent performing arts center affiliated with a university in the country. Wharton Center brings the best Broadway shows, the finest classical musicians, unrivaled dance companies and an A-list of high profile performers to mid-Michigan.

Adjacent to the State Capital and in the center of the Capital Region, East Lansing is a welcoming destination for the creative practitioners, cultural organizations, and talented people of all walks of life. A regional collaborative effort recently updated the Cultural and Economic Development Plan for the Region, which is [available here](#).

The Capital region has approximately 4.8 million visitors per year, which creates more than \$1.1 billion in economic impact and results in over 11,000 jobs. The region boasts diverse tourism amenities with theaters, museums, zoos, convention centers, etc. A large percentage of visitors to the region come to

East Lansing to visit cultural or sporting attractions, especially on the MSU campus- at Wharton Center, Breslin Center, and Spartan Stadium, all of which are steps away from the Evergreen Properties. MSU welcomes thousands of MSU alumni and fans on football Saturdays, Spartan Basketball game days, and other sporting events. The downtown is primarily served by the Marriott Hotel and Kellogg Convention and Hotel Center. A new hotel, The Graduate East Lansing, will be operational in 2020.

Reflective of the growth in visitor interest in East Lansing, the Greater Lansing Convention and Visitors Bureau (GLCVB) has maintained a visitor center in downtown for several years. Located across the street from the Eli & Edith Broad Art Museum and a couple doors down from the Broad Art Lab, the location gives GLCVB a key position in a high-traffic area to assist our numerous visitors.

Recent Investments/ Transformation of Downtown/ Context of Opportunity

Within the last two years, three major projects have been approved in downtown East Lansing, and are currently under construction. Collectively, they will add over 1000 residential apartments, a 194-key full service hotel, over 70,000 square feet of new retail and hundreds of publicly available parking spaces to the downtown core through the investment of several hundred million dollars.





Center City

The Center City District is a mixed-use redevelopment project that includes significant placemaking improvements to Albert Avenue and Grand River Avenue, both senior housing (91 rental units) and mixed market housing (273 rental units), street level retail and the addition of a Target “urban” or flexible-format store, which includes groceries and fresh produce. The project site is located along Grand River Avenue and Albert Avenue, including 125, 133, 135 and 201-209 E. Grand River Ave. and the City's Albert Avenue Parking Lot, 200 Albert Ave. The total project site is 2.02 acres. More information, including project plans [is available here](#). The project is largely complete with hundreds of new residents moved in, Target and Foster Coffee open, and restaurants Jolly Pumpkin and Barrio Tacos planning to open in the near future. Five levels of City-owned structured parking are now operational, with 305 spaces available for the public.



Park District

This project, currently under construction directly adjacent to the DDA Evergreen Properties, is replacing a set of functionally obsolete and blighted buildings at the major gateway corner of Grand River Ave and Abbot Roads, as well as bringing more affordable housing to downtown with a building at the corner of Evergreen Avenue and Valley Court. Included are a mixed use development with 197 mixed-market apartment rooms, 14,000 square feet of ground floor retail and parking, a 10 story hotel with 194 keys, and a five story income-qualified apartment building.



The Hub @ East Lansing

This redevelopment project includes a 10-story mixed use building, including 347 market rate apartments and 12,220 square feet of retail. The project is adjacent to the University at the southeast

corner of Grand River Avenue and Bogue Street (918 and 1010 E. Grand River). More information, including project plans, is [available here](#)

Development Objective

Importance of Site

The Evergreen properties are uniquely positioned to complete the activation of the western edge of our downtown. They are located at the critical juncture between Valley Court Park and the downtown core. Given the nearby new developments under construction, the selected proposal has the benefit of the significant recent investments by the City and developers in infrastructure, public amenities, and the re-alignment of Albert Avenue across Abbot Road. A redevelopment proposal that balances the desires of the community with the demands of the marketplace would be successful beyond merely profit. We seek a developer who understands the importance of the site as a means to complete the transformation of our downtown through the community vision expressed in the Comprehensive Plan.

Community

The Community objective is perhaps best encompassed in the idea of “Micro Urbanism”, as stated by the University of Illinois/ Champaign-Urbana (www.micro-urbanist.com):

Although the term “micro-urban” does not yet appear in the formal lexicon of urban planning or economic development in the following manner of speaking, it applies to population centers of 250,000 or less that possess a highly uncommon set of desirable attributes normally exclusively associated with much larger metropolitan centers. Among these are a vibrant arts/culture/nightlife scene, an internationally diverse population, a strong technology base, and a palpably animated public discourse on major societal and global concerns, such as sustainability and the environment.

The presence of such attributes within the context of a smaller population center—the size of which can provide advantages such as ease of transportation, more affordable living, and a stronger sense of community—positions the micro-urban lifestyle as an interesting alternative to what might be viewed as a heavier, more logistics-laden lifestyle associated with densely populated urban centers that can often diminish, rather than enhance, quality of life.

East Lansing clearly fits this definition. To be in line with the Community objective, any development has to be inclusive of, and attractive to people of all walks of life. Within this context, a variety of uses is possible, including, but not limited to:

- Tenant-driven innovative/ flexible office space
- High quality restaurants, cafés, or food- oriented boutiques, or food-centered gathering spaces

- Other recreational amenities
 - Museums & galleries
 - Theater
 - Performance venue
 - Events venue
- Other creative uses to create place and activate public spaces

Additionally, a successful project proposal needs to include uses and spaces that attract a broad demographic, including recent graduates, young professionals, university faculty, and other innovators to live/ work/ recreate.

Housing Policy

Any development must meet diversity standards under [Chapter 50-Zoning, Article II, Division 3 Section 50-94](#) of the code that are relevant to any multifamily development within the DDA district, including the Evergreen Properties.

As noted in sub paragraph 4e:

...in order to achieve diversity in the types of housing offered in the area including an appropriate balance of owner occupied housing, senior housing, low to moderate income housing, mixed-market rental housing and other types of diverse housing in the area, for all development plans that contain housing, an appropriate number of the dwelling units shall be marketed and/or sold as owner occupied housing or housing offered to and restricted to residents 55 and older, restricted to low to moderate income housing or restricted to some other occupancy that would add diversity to the area so that at least 25 percent of the housing is owner occupied, restricted to residents 55 and older, restricted to low to moderate income housing or restricted to some other occupancy that would add diversity to the area. For purposes of this section, "development" shall include more than one structure as long as multiple structures are part of the same site plan approval. The requirement of this section shall not apply to hotels...

The intention of the City Council’s requirement is to include a diversity of housing options with any new development downtown, especially:

- Owner-Occupied
- Low to Moderate Income Qualified
- Age 55+

Within the DDA district, all housing is required to be urban in nature, complement adjacent uses, and provide for first floor retail where possible. Architectural themes should be consistent and harmonious to the greatest extent possible in the district as well. Given the location of this particular opportunity,

and its proximity to several redevelopments mentioned above, the opportunity exists for a project on the site to become a significant architectural landmark.

Comprehensive Plan Vision/ Goals

The City recently updated its Master Plan, also known as the Comprehensive Plan. The plan provides the high-level policy framework for future land uses in East Lansing. It is available in its entirety here: <https://www.cityofeastlansing.com/DocumentCenter/View/7403/Final-Master-Plan-2018-PDF>

Some goals, objectives, and actions are highlighted below to help provide context relevant to the redevelopment of the Evergreen Properties. A complete list of goals, objectives, and actions is available via the link above.

- Goal: To capitalize on and strengthen existing citizen assets
- Goal: To have a diversified, growing tax base and a vital economy
 - Objective 2-1: Increase the attraction and vitality of the downtown for all demographic groups
 - Action 2-1.2: Support active streets through the promotion of art, live music and outdoor seating in the core downtown
 - Action 2-1.4: Create a strategy to attract more office users to the downtown
 - Action 2-1.7: Work with the Capital Area Transportation Authority (CATA) and Michigan Department of Transportation (MDOT) to maintain downtown access, pedestrian access, greenspace and median alignment during design of redevelopment projects...
 - Action 2-1.10: Promote housing for persons 55 years and older in the downtown to diversify the residential options in the district.
 - Objective 2-2: Support the development of mixed-use districts to provide basic employment and retail services for the convenience of residents and employees.
 - Objective 2-4: Promote the development and growth of the knowledge-based economy
- Goal: To have strong neighborhoods that are diverse, attractive, and safe
 - Objective 3-1: Increase supply of diverse housing to accommodate the needs of all current and future residents.
- Goal: To have quality community assets
- Goal: To have a safe and efficient multimodal transportation system
 - Objective 5-1: Enhance the city's street network
 - Objective 5-2: Improve cycling and pedestrian transportation facilities
 - Action 5-2.7: Increase the number of bicycle racks significantly in the downtown to address the high bicycle use in the community on a campus in a way that minimizes the public space occupied.

- Goal: To have land use patterns consistent with smart growth principles such as higher density providing better community self- sufficiency and quality of life mixed land uses and walkable neighborhoods.

Green Building Policy

The City encourages all new private development in the City to incorporate LEED, or similar green building practices, and low impact design element to the maximum extent practicable. A link to the Green Building Policy for the City is [available here](#).

Site Conditions Summary & Other Information

Context

The site is considered a premier location because it is adjacent to MSU and in downtown East Lansing. It is also located adjacent to a very desirable residential neighborhood and a four-acre urban park. There is a strong desire to build pedestrian and green space connections through this site and between Valley Court Park, the center of downtown East Lansing, and the University Campus. Quality design and appropriate density are also critical elements to ensuring the project enhances the downtown and Valley Court Park.

Property Ownership

The properties at 314-340 & 344 Evergreen Avenue are owned by the DDA. The DDA currently has \$5.58M invested in property acquisition. A primary goal is to reduce/ refinance this debt as part of the financial structure of any redevelopment. Such a restructuring may occur via property sale, land lease, long-term debt issuance, or a combination of those or other approaches. The DDA would consider outright purchase offers not tied to a project.

Any adjoining properties desired for inclusion in the project are controlled either by the City (parking lots) or private owners. Proposals that include the acquisition of additional properties will be viewed favorably.

Zoning

As previously noted, the site is currently zoned RM-32 (Multifamily Residential). RM-32 allows for some commercial uses with a special use permit. The maximum building height in this zone is three stories or 40 feet. A rezoning has always been anticipated as part of a redevelopment, and would likely be necessary in order to support the type of building that is expressed through the community's desires.

The Comprehensive Plan Future Land Use Map envisions this property as M-3, Mixed Use 3. Per the Comprehensive Plan:

The Mixed-Use 3 Category is most analogous to the B-2, Retail Sales Business Zoning District. The Mixed-Use 3 Category however mandates that retail and service uses be located on the ground floor with residential uses allowed on the ground floor as a special use and a permitted use on

the upper floors. A maximum building height of eighty-four feet is suggested for Mixed-Use 3 Category which is compatible with the height allowed in the B-2 District.

As previously noted, the properties have been rezoned for potential projects in the past, to a project-conditional zoning of B-3, City Center Commercial.

Infrastructure Improvements

The adjacent Park District development is significantly upgrading utilities in the area, which provide some additional capacity for the Evergreen Properties. Detail on the Park District project [is available here](#) In order to redevelop the site, some additional utility infrastructure upgrades will likely be necessary, depending upon what is planned. This will certainly include a large diameter sewer to serve the neighborhood to the north, as well as the adjacent properties as they develop.

[Staff has been analyzing the preferred options for new infrastructure to service the area, including a new sewer line, water connections, road reconfiguration, and pedestrian amenities. This plan is expected to be complete in the coming months. Respondents are encouraged to contact East Lansing Department of Public Works staff to ensure that their proposal includes a plan for all necessary infrastructure.](#)

Parking and Traffic Management

Currently, public parking is provided in Parking Lot 4 and Parking Lot 8. These lots provide 125 spaces for downtown businesses and the People's Church. If these lots are part of the proposed site, it is expected that the construction of a parking facility will likely be needed to accommodate demand. While parking is important, accommodating multiple modes of traffic, including pedestrians, bicyclists, and possibly future mass transit, is also critical. A current traffic analysis will need to be completed for any proposed project.

Incentives and Financial Resources

The ideal project would be 100% privately financed and supported. However, recognizing the potential need for significant public infrastructure, e.g., parking, water/sewer upgrades, streetscape enhancements, the City of East Lansing recognizes that certain publicly supported tools and incentives may be needed.

The City has a variety of incentives available for a project that demonstrates need and merit:

- Tax Increment Financing (TIF)
 - The use of DDA TIF and Brownfield Redevelopment Authority TIF may be used in compliance with the Council's TIF Policy and BRA Administrative Procedures [found here](#).

The City Council's Policy on the use of TIF includes the following:

1. **Minimum Investment.** Projects must have a minimum private sector investment of \$1 million
2. **Developer Standing.** Any development entity considered must be in good financial and legal standing with the City of East Lansing. This includes any principals or managing partners of Limited Liability Companies that control more than a 10% interest in a development entity seeking TIF support.
3. **Approval Criteria.** The City Council shall place a priority on projects that address environmental contamination and enhance public infrastructure. Other activities which directly support private development shall generally not be supported unless the project has a substantial public benefit. In assessing projects and determining substantial public benefit, Council may consider such factors as job creation, community impact, duration of TIF financing, fiscal impact, and any other criteria as deemed relevant. In addition projects capturing a percentage of tax increment revenue are preferable over those that propose to capture 100% of new tax revenue. The applicable percentage shall be determined on a case by case basis.

- Land
 - The land controlled by the DDA is available to the selected developer to purchase or lease as deemed appropriate based on the project needs. Please note, the sale of City property requires a vote of the citizens per City Charter.
- State & Federal Incentives
 - The DDA will work with the City and developer to secure any available State and Federal incentives. In past downtown mixed-use projects, the State of Michigan has provided support via TIF and available tax credits. The MEDC also has a Community Revitalization Program and Michigan Business Development Program specifically geared to incentivize certain types of developments.

Proposal Content

The DDA is requesting that interested developers submit qualifications and a proposed conceptual development program. The amount of information submitted is not limited to a set number of pages, but we ask that you be concise and mindful of the review team. The proposal must include the following content:

1. Development Entity
 - Identify the development entity that would enter into a development agreement with the DDA, including all intended partners to the extent known at this time. Please indicate complete listing of names, titles, addresses, emails, and phone numbers, as well as the primary contact person
2. Project History

- Provide evidence of substantial mixed-used projects that the development entity has completed or is currently undertaking. A substantial project is defined as having a minimum private sector investment of \$10M and includes one or more of the following uses: retail, residential, office, entertainment, and parking. Please provide at least one reference for the City to contact in relation to each applicable project. At the DDA’s discretion, proprietary information related to prior development may be reviewed. If requested by the developer, this information can be reviewed confidentially by a mutually agreeable third party..

3. Financial Capability

- Provide evidence of developing and financing similar projects. This information will enable the DDA (and City) to discern the financial resources available to the entity. Such information should allow the DDA to determine whether the development entity has the financial ability to deliver the proposed development. Evidence of financial standing could include, but is not limited to audited or reviewed financial statements. If requested by the developer proprietary information may be reviewed confidentially by a mutually agreeable third party... A sworn statement that certifies that the submitting entity is not delinquent on any local, County, State, or Federal taxing jurisdiction for any property, income, or business taxes must also be provided.

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4. Proposed Development

- Provide a conceptual outline of the proposed development project envisioned for the site. The proposal should include a narrative, rough estimates of project square footage (both total and by use), estimates of total project costs (including sources and uses of funds), low-impact design objectives, evidence of commercial feasibility of the proposed uses, and any other relevant information available). Proposals should include preliminary site plans, elevations, and other renderings.

5. Vision Statement

- Description of how the proposed conceptual project would benefit the surrounding area and the downtown as a whole.

Evaluation Criteria

All proposals will be reviewed based upon the criteria provided in Attachment 2, the scoring matrix. The proposed scoring is intended to assist the review committee in comparing and assessing the qualifications and proposals; however, the determination of the most qualified entity or most appropriate proposal may incorporate additional criteria or considerations.

Selection process

A DDA review team will evaluate the qualifications and proposals based upon the scoring rubric provided as Attachment 2. Proposals will only be scored if the entity is deemed qualified under the qualifications criteria. The review team will determine if there are one or more development entities/ teams and conceptual proposals to consider further. If more than one submittal scores well when evaluated, then there will be an interview process to further evaluate the experience and qualifications of key personnel. The review team will take their recommendation to the DDA for approval. Based on the concept presented, if City property (such as Lot 4 or Lot 8) is part of the proposal, the City Council would then make the final selection.

Upon selection of one development entity or team, the Developer, City, DDA, and BRA (if necessary) would enter into a pre-development agreement that would include a defined timeline in which the developer will conduct additional due diligence in partnership with the DDA, and the DDA would commit to not sell the properties to anyone else during that defined time. During that due diligence phase the developer would be expected to advance the financial evaluation of the site and proposed land use and conduct appropriate site and/or feasibility studies. Also during this phase, the City or its approved third party expert will perform a detailed review of the developer's financial capacity to complete the proposed project. Other considerations will also be reviewed at this time. At the end of the time defined in the pre-development agreement, the DDA, City and Developer would evaluate the results of the due diligence and determine if there is a viable and mutually beneficial redevelopment project for the site that would justify moving toward the submittal of a formal application/ site plan and negotiation of a development agreement.

The DDA and the City of East Lansing reserves the right to reject or accept any and all proposals received. The public entities are not liable for any costs incurred by any developer prior to the negotiation, approval, and execution of a development agreement.

Submittal Process

Qualifications and proposals, along with inquiries, should be directed to:

Thomas J. Fehrenbach
Director, Dept. of Planning, Building & Development
City of East Lansing
410 Abbot Rd.
East Lansing, MI 48823
(517) 319-6887
tfehren@cityofeastlansing.com

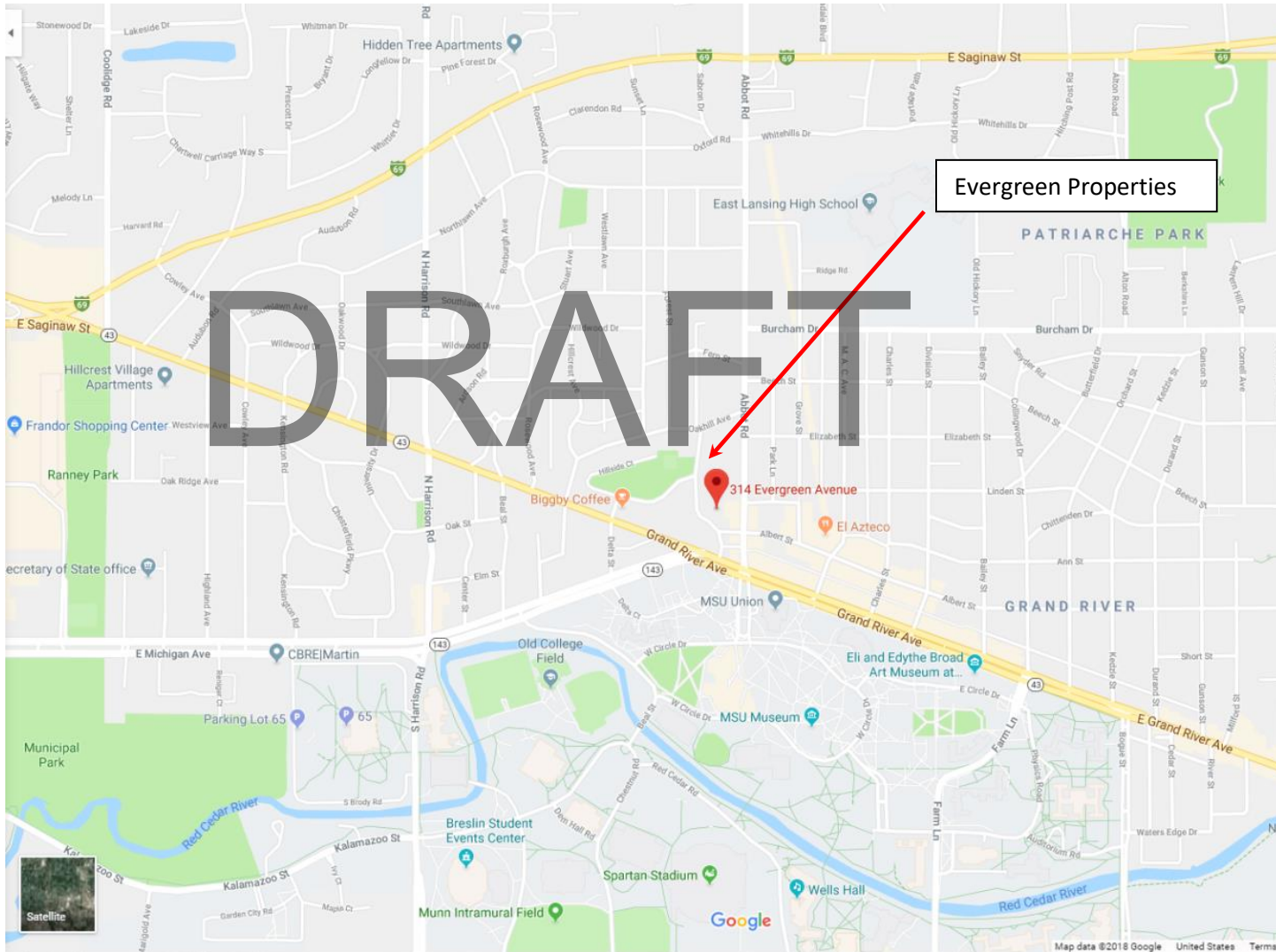
Please submit all questions prior to _____. Answers to questions submitted will be provided on the project website as soon as they are available.

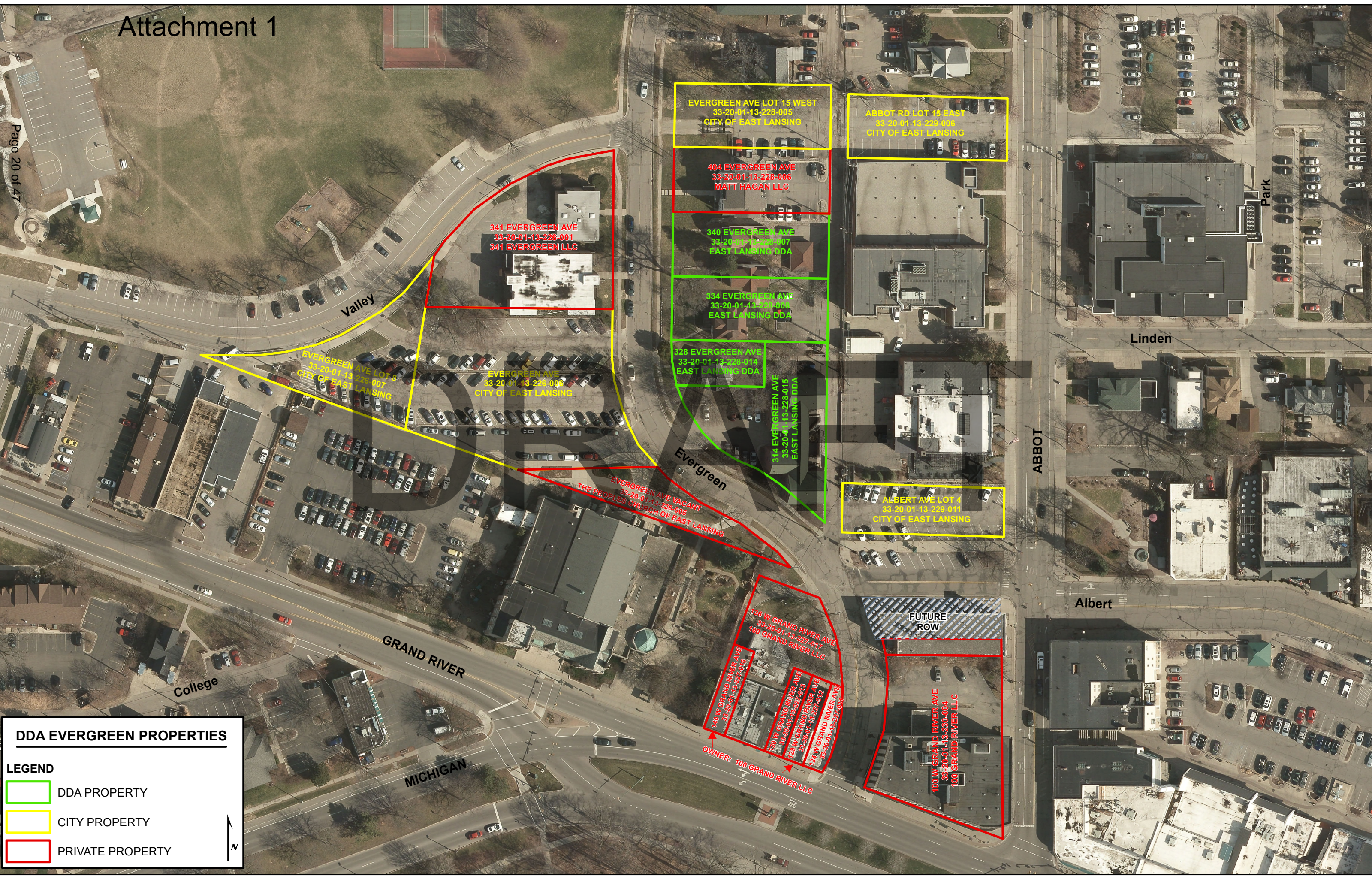
Sealed statements of qualification and proposals will be accepted and date/time stamped at the address above on or before 10am EST on Friday _____. Late submissions will not be considered.

Each submission shall include the following:

1. Eight (8) copies of the qualifications and proposal
2. One electronic copy of the qualifications and proposal
3. Cover letter signed by entity's authorized office(s)
4. All materials must be packaged in a box or envelope that is marked as follows:
 EVERGREEN PROPERTIES PROPOSAL
 [Name of Submitting Organization]
 Attention: Thomas Fehrenbach
 Due: 10:00am, _____

- Attachments
 1. Map
 2. Scoring Matrix





EVERGREEN AVE LOT 15 WEST
33-20-01-13-228-005
CITY OF EAST LANSING

ABBOT RD LOT 15 EAST
33-20-01-13-228-006
CITY OF EAST LANSING

404 EVERGREEN AVE
33-20-01-13-228-006
MATT HAGAN LLC

340 EVERGREEN AVE
33-20-01-13-228-007
EAST LANSING DDA

334 EVERGREEN AVE
33-20-01-13-228-008
EAST LANSING DDA

328 EVERGREEN AVE
33-20-01-13-228-014
EAST LANSING DDA

314 EVERGREEN AVE
33-20-01-13-228-015
EAST LANSING DDA

ALBERT AVE LOT 4
33-20-01-13-229-011
CITY OF EAST LANSING

341 EVERGREEN AVE
33-20-01-13-226-001
341 EVERGREEN LLC

EVERGREEN AVE LOT 8
33-20-01-13-226-007
CITY OF EAST LANSING

EVERGREEN AVE
33-20-01-13-226-008
CITY OF EAST LANSING

EVERGREEN AVE VACANT
33-20-01-13-226-005
THE PEOPLES CHURCH OF EAST LANSING

195 W GRAND RIVER AVE
33-20-01-13-227-017
100 GRAND RIVER LLC

140 W GRAND RIVER AVE
33-20-01-13-227-016
OWNER: 100 GRAND RIVER LLC

131 W GRAND RIVER AVE
33-20-01-13-227-015
OWNER: 100 GRAND RIVER LLC

124 W GRAND RIVER AVE
33-20-01-13-227-013
OWNER: 100 GRAND RIVER LLC

100 W GRAND RIVER AVE
33-20-01-13-230-004
100 GRAND RIVER LLC

DDA EVERGREEN PROPERTIES

LEGEND

- DDA PROPERTY
- CITY PROPERTY
- PRIVATE PROPERTY

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Attachment 2

#	Qualifications Criteria	Points Allowed
1	Experience in completing projects of the complexity and significance of what is envisioned for this site.	20
2	Financial capacity and track record of key personnel and development entity. Access to sufficient capital to complete the project as conceptually proposed, as well as reasonable estimates of project costs and sources and uses of funds	20
Qualifications Criteria:		40
#	Proposal Criteria	Points Allowed
1	Proposal clearly integrates the stated preferences of the community, including a "micro-urban" vision for the properties, including uses such as innovative office environments, chef-driven cuisine, and other amenities that help attract a broad audience to downtown	25
2	Demonstration of a sustainable plan to bring new retail, office, and/or other commercial businesses into the project, aligned with the stated preferences of the community	20
3	Provides a plan to upgrade critical public infrastructure, including green space, streetscaping and plaza spaces.	15
Proposal Criteria:		60
Total Final Score:		100