



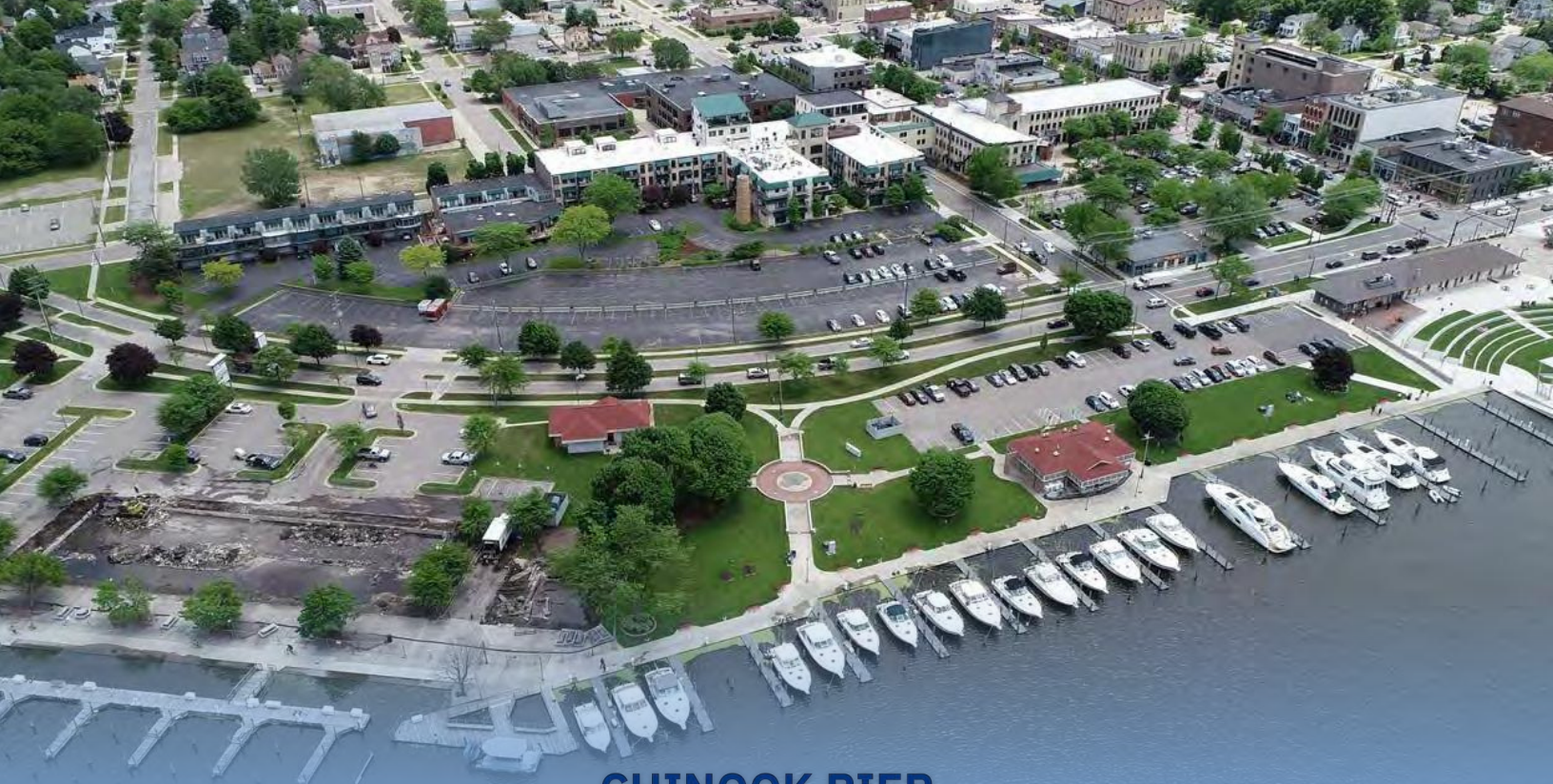
REQUEST FOR PROPOSALS

CHINOOK PIER

GRAND HAVEN, MICHIGAN

PARCEL #: 70-03-20-280-025





CHINOOK PIER

Grand Haven, Michigan

The City of Grand Haven is rich in natural beauty and has built a waterfront that attracts visitors from near and far. The city has invested in the waterfront over many years, whether that be through the construction of popular public amenities, such as the waterfront stadium or splash pad, or through supporting local business growth downtown or at the Farmers Market. The removal of the former Chinook Pier Shops due to mold and water damage in 2020 has led the city to explore options for improvement along the river.

Approximately 3.4 acres of the northern half of Chinook Pier is anticipated for future growth through a **public-private partnership**. This opportunity area provides direct connections to the Grand River, boardwalk, Bicentennial Park, trolley route, and Grand Haven's walkable downtown.

The City would like to partner with a visionary developer on this project, working toward the common goal of increasing economic vitality at Chinook Pier.

Interested development teams are invited to submit proposals in accordance with **the attached schedule**; please refer to **page 10** for submittal details.

DEVELOPMENT OPPORTUNITY



Chinook Pier is bounded by the Grand River, Harbor Drive, Bicentennial Park, and the Grand Haven Yacht Club. The opportunity area presented in this RFP is located between the Train Park to the north and the Sailing Club to the south. The 3.4 acre opportunity area is entirely owned by the City of Grand Haven. The area has been partially cleared but is currently home to the Farmers Market and Chinook Pier Mini Golf. The site is within the MSDDA district, and the address and parcel number are as follows:

- 301 N Harbor Drive (70-03-20-280-025)

It is anticipated that new development may occur in phases and could include multiple buildings or incremental approaches to knit this site into the existing waterfront fabric. The recently updated zoning ordinance allows for multi-tenant commercial, eating/drinking, and retail establishments as a special land use on this site. A public-private partnership is envisioned for this development, as close coordination between the city and developer will be needed to determine the removal and reconstruction of sensitive public infrastructure elements, such as the Farmers Market.

Site Location Key





COMMUNITY OVERVIEW

Grand Haven is rich in cultural history and natural beauty, attracting visitors from near and far. Its historic downtown offers unique architecture, pedestrian amenities, and retail opportunities within walking distance of the Grand River and Lake Michigan. Along the waterfront, retail shops are woven into the fabric of a picturesque natural setting.

The Grand Haven community is an anchor in West Michigan, situated less than an hour from Grand Rapids, Holland, and Muskegon. The City has become an attractive location for high-quality housing, scenic views, and abundance of activities, all located within a small-town environment.

Businesses appreciate the close proximity to U.S. 31 while being situated in a beautiful and quaint location. Downtown Grand Haven is the City's principal location for tourism-related businesses and cultural features. With roots in lumbering, manufacturing, and tourism, the historic character of the City is valued and prominent. Charming downtown buildings are reminiscent of the

past while providing inspiration for the future, creating harmony between the old and new. The waterfront setting provides a respite for those seeking a place to relax, enjoy outdoor recreation, or meet with others. The downtown is walkable, safe, and well connected to the waterfront. Together, the downtown and Chinook Pier complement each other to establish an area where people can live, work, and play.

The City of Grand Haven is growing. New residential development around the downtown periphery is increasing the population and expanding the need for year-round retail, relaxation, and recreation opportunities within Chinook Pier and downtown. The City has planned strategic growth areas and anticipates a strengthened connection between Chinook Pier and the adjacent downtown business district. As a Redevelopment Ready Community® and Master Level Mainstreet Community, the City has demonstrated conformance to practices that promote effective redevelopment strategies.

Every season brings an occasion to celebrate in Grand Haven. Known as the “Coast Guard City, USA,” the City is nationally renowned for its Coast Guard Festival during which over 350,000 people gather to honor the men and women who have served in the United States Coast Guard. Over 150 other family-friendly events bring the community together each year, including the Kite Festival, Soccer in the Sand, and Winterfest. Throughout the summer, the Lynne Sherwood Waterfront Stadium provides a venue for regular live performances, the Farmers Market supports locally sourced products, and the Musical Fountain provides dramatic evening light shows across the Grand River. Local businesses benefit from the investment of both the local and tourist populations that visit the City’s numerous events and activities.

Connectivity is valued in Grand Haven, as sidewalks, pathways, bike lanes, and roads connect people to both natural and built places. Several streets were transformed into outdoor dining spaces following the COVID-19 pandemic to help unite people and places in a safe environment.

In 2024, Grand Haven continues to boast a robust outdoor dining program and social district.

The riverfront boardwalk provides a beautiful setting for pedestrians to enjoy the Grand River while facilitating access to a variety of business and recreational spaces. Nearby, the historic trolley reinforces Grand Haven’s small-town charm and diversifies transportation options in the city.

As people and places naturally change, the City of Grand Haven is committed to planning that balances strategy, flexibility, efficiency, and collaboration. Through extensive community engagement, city leaders strive to enact strategies that are both robust and responsible for the future development of the downtown and Chinook Pier.



City of Grand Haven Demographics

10,935
Population

\$52,929
Median House Income

41.8
Median Age

172
New Dwelling Units
in Peerless Flats &
Tribune Lofts

2.75%
Year Over Year
Employment Growth

87%
Employees Commuting
into the City

MARKET CONDITIONS AND OPPORTUNITIES

Market Potential

While tourism businesses are prevalent downtown, there is demand for everyday goods and services, such as personal care, groceries, and specialty retail. There is a concentration of multi-family units near the development site, including the existing high-income Harbourfront Condominiums and the recently completed market-rate apartments at Peerless Flats and Tribune Lofts. The additional residences from Peerless Flats and the Tribune Lofts are expected to further increase the need for everyday goods and services in the immediate area.

The public has indicated a strong desire for waterfront dining and activities at Chinook Pier during engagement efforts for the Waterfront Master Plan, Beyond the Pier. Restaurants and entertainment establishments could tap into the consumer market segments through microbreweries, live entertainment venues, or unique cuisine. The area's strength as a dining destination provides a foundation for future business growth. New dining and entertainment businesses can be mutually beneficial by enhancing the downtown identity as a local and regional destination, attracting new people into the city.



For Additional Information on the Beyond the Pier Waterfront Master Plan:

[CLICK HERE](#)



SITE UTILITIES

The site is located along Harbor Drive, a city-maintained key street. On-street parking is envisioned in the future and additional public parking is supported.

Water/Sewer

- Site is fully served. Derek Gajdos, Public Works Director, (616) 847-3493

Gas/Electric

- Site is fully served.
- Michigan Gas Utilities: (800) 401-6402
- Grand Haven Board of Light & Power: (616) 607-1260

Planning/Zoning

Brian Urquhart, (616) 935-3276,
burquhart@grandhaven.org

Downtown Development Authority

Chandi Pape, (616) 844-1188,
cpape@grandhaven.org

ADDITIONAL SITE INFORMATION

Zoning and City Master Plan

The development site is well supported by the City’s Zoning Ordinance and Master Plan. The site is located along a key street (Harbor Drive) and is entirely within the Waterfront Zoning District. This district is intended to support water-related development and to provide ample opportunities for public access with a balance of recreational and retail opportunities along the waterfront while maintaining natural characteristics of the area. The Waterfront zoning district supports eating and drinking establishments, mixed-use developments, multi-tenant commercial establishments, marinas and retail. Recent updates to the zoning ordinance have streamlined developmental reviews for a more expedited process and allows for greater flexibility in parking arrangements. The ordinance allows the city to waive up to 50% of required parking, taking advantage of public parking within walking distance.

Careful application of building materials and architectural features should align with the Waterfront District and reflect continuity with the Grand Haven theme. The City may entertain the creation of a Planned Development.

The future land use plan, as defined in the City’s 2023 Master Plan, places the site in the Downtown District. The Downtown District envisions that “the area will be characterized by an urban form that is scaled for convenient and safe pedestrian access and designed to take advantage of outdoor informal gathering places.” Future development is proposed as a public-private partnership that will further enhance business activity at Chinook Pier while being sensitive to important natural areas. The proposed redevelopment of Chinook Pier is also supported by the city’s Waterfront Master Plan, Beyond the Pier.

Exemplary proposals should incorporate the goals of providing multi-generational opportunities, with a focus on Grand Haven as a welcoming community for family friendly uses and activities, maintaining a family-oriented character of development. The proposal should contribute significantly to Grand Haven’s identity and character for year-round use, balancing the interests of local residents and visitors. A successful proposal shall promote Grand Haven’s profile in the region, empowering economic development, attracting residents, businesses, and visitors, and fortifying the City’s position as an anchor in the West Michigan Region.

AVAILABLE INCENTIVES

The City of Grand Haven is a Redevelopment Ready Community® and the following incentives may be leveraged by the developer:

MEDC Community Revitalization Grants & Loans – Up to 25% of site improvement and construction costs.

Public Spaces Community Spaces (PSCP) - A grant match program from MEDC that is based on donation based crowdfunding to generate public interest and funding.





SELECTION PROCESS AND CRITERIA

The City of Grand Haven will review and evaluate all complete proposals in response to this Request for Proposals (RFP) to identify and engage with qualified developers. An initial response to this RFP must include the following information:

- ✓ Letter of Interest: Provide a letter (up to 3 pages) identifying the development team and providing a brief description of the team's vision for the site and timeline.
- ✓ Concept plans or renderings.
- ✓ Estimated land lease rate and potential incentives requested.
- ✓ Development Experience / Portfolio: Provide a short description of past projects of a similar nature completed by the development team (up to 10 pages). Include a description of the projects, cost, completion date, and references.
- ✓ Evidence of development team's fiscal capacity to undertake the proposed project.
 - Include an Initial Pro Forma, and Sources & Uses Worksheet.
- ✓ Resume of firm and lead team members.

City of Grand Haven staff may seek additional information upon receipt of a development proposal. Staff may also utilize a third-party reviewer for Pro Forma evaluation.

The RFP and responses should not be considered a legally binding agreement. Upon selection of a qualified development team, City of Grand Haven will enter into a pre-development agreement including the negotiated land lease rate, due diligence period, and other terms.

Proposal Format

Six (6) printed proposals and a PDF version shall be submitted by the deadline stated in the attached schedule to:

Brian Urquhart
City Planner
519 Washington Avenue Grand
Haven, MI 49417

(616) 935-3276
burquhart@grandhaven.org
www.grandhaven.org

SELECTION PROCESS AND CRITERIA CONT'D

Scoring Considerations:

- Concept/Architectural Design
- Alignment with Zoning and Planning
- Accessibility and Open Space Preservation
- Sustainability Practices- Green Infrastructure
- Year-Round Practicality
- Generational Opportunity
- Consistency with Adjacent Development/Uses
- Development Team's Experience
- Fiscal Capacity of Development Team
- Requests for Incentives
- Timing of Development

RFP Released	1/17/24	
Site Showcase Event	TBD	
RFP Submittals Due	4/17/24	Submissions must be sent to clerk@grandhaven.org by 10:00am.
Evaluation Period	4/18/24-6/19/24	Proposals will be posted online to allow for community input; proposals will also go before appropriate Boards, including but not limited to MSDDA and Planning Commission, for comment.
Finalists Notified	6/21/24	
Finalist Presentations	7/1/24	
Project Selection	7/15/24	
Finalize Terms of Agreement	August-September 2024	

CONTACT / QUESTIONS

Questions may be directed to:
 Brian Urquhart
 City Planner
 (616) 935-3276
 burquhart@grandhaven.org



CHINOOK PIER GRAND HAVEN, MI

DEVELOPMENT REQUEST FOR PROPOSALS