



DEVELOPMENT REQUEST FOR QUALIFICATIONS



36 STATE STREET MIDDLEVILLE, MICHIGAN

PPN: 41-026-250-00



TABLE OF CONTENTS

Development Opportunity	4
Community Overview	5
Site Overview	7
Site Utilities.....	7
Additional Site Information.....	8
Preferred Development Scenario.....	10
Available Incentives	13
Selection Process and Criteria.....	14
Contact / Questions.....	15



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36 STATE STREET Middleville, Michigan

Nestled along the southern bank of the Thornapple River in Middleville Michigan, at the end of a mixed-use neighborhood, there is a residential redevelopment opportunity waiting to be discovered. The quiet lot is a few short, walkable blocks away from downtown and nearby parks, and offers riverside views and a calm retreat. This hidden gem offers a location that can take advantage of the nearby mix of desirable urban amenities while being close to nature.

The Village of Middleville is part of the thriving Grand Rapids metropolitan region, as families have migrated to the tranquility of small town life while seeking the luxury of proximity to an urban region with employment, cultural, and entertainment opportunities. The Village has experienced this influence with the development of new housing stock. Middleville also serves as the "front door" to the Yankee Springs Recreation area, which serves to boost the local economy during peak vacation periods and offers excellent outdoor recreation amenities.

The development opportunity includes a multi-acre site that is located in a walkable neighborhood not far from the heart of Middleville. The property has been vacant for years, serving as a municipally-owned surface parking lot and an under-utilized site. Views to the Thornapple River are key to the Village's vision. Development should follow the river's edge, providing direct views of the peaceful, flowing river.

The Village would like to partner with a visionary developer to infill the site with a multi-family residential development. Townhomes have been considered, but other types of multi-family or mixed-use developments where community members could call home are also suitable for the site. Based on other recent planning efforts, the Village has developed a vision for a project that features townhouses, docks, on-site trails, and surface parking that is illustrated later on in this proposal.

Interested development teams are invited to submit qualifications in accordance with the **attached schedule**; please refer to **page 14** for submittal details.



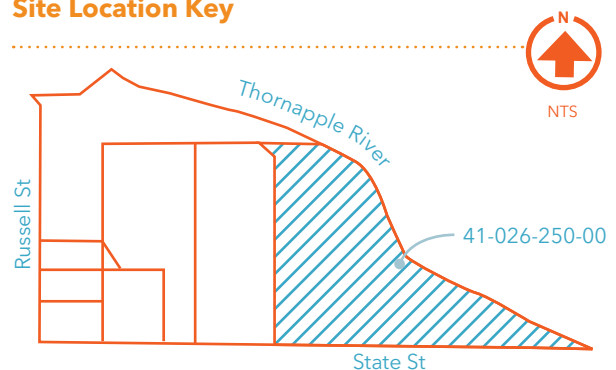
DEVELOPMENT OPPORTUNITY

The 3.66 acre development area is vacant and owned by the Village of Middleville. The address and permanent parcel number is:

- 36 State Street, 41-026-250-00

The site sits at the quiet northeast end of State Street, with 550 feet of street frontage and nearly 700 feet of waterfront. The Thornapple Valley Church is west of the property and the Thornapple River runs along the north and east side. Across the street to the south sits a single-story building that is currently being used for storage but was a former manufacturing plant. A portion of the eastern edge of the property located along the river bank is a part of the Natural River District, as it is within the 100-year flood boundary.

Site Location Key



COMMUNITY OVERVIEW

Middleville is a historic community in the western Lower Peninsula of Michigan, situated 20 miles southeast of Grand Rapids, and 30 miles northeast of Kalamazoo. The charming community is only 25 miles from the shores of Lake Michigan. The Village of Middleville is highly influenced by its proximity to Grand Rapids, and is part of an “edge community” seeing growth as a result of the Metropolitan Area expansion.

The community has seen positive growth trends in recent years. Major employment sectors that have made a significant investment in the metropolitan area include international trade, higher education, health care, industrial suppliers, and retail. The expansion of Spectrum Health, Metro Health, Amazon, Switch, Gerald Ford International Airport, and many other major employers continues to

play a role in regional employment growth, as well as local employers like the Bradford White Corporation. Located within the Thornapple Kellogg Public School District, Middleville residents can take advantage of a top-tier public education system.

Downtown Middleville is a destination for local food, featuring a cluster of quality restaurants and the Middleville Farmers Market. The historic downtown district is a walkable, traditional neighborhood that features unique buildings containing eateries, small retailers, and personal services. Annual events include a weekly summer music series, the summer Heritage Days Festival, Taste of Middleville, a Fall Color Tour, and the popular Holiday Holly Trolley.



- Middleville population: 4,295
- High School Graduate or Higher: 94.4%
- Total Households: 1,366 units
- Vacancy Rate: 1.9%



- Village Median Household Income: \$60,521
- Unemployment Rate: 4.9%
- Average Commute Time: 22 minutes



- Thornapple Kellogg High School was named a 2020 Best High School in the nation based on rankings published by the U.S. News and World Report.



- Located along the Barry-Roubaix course, the World's Largest Bicycle Gravel Road Race.
- Home to portions of the Paul Henry Thornapple and North County trails

The revitalized riverfront of Middleville attracts locals and tourists seeking recreation and entertainment. The Thornapple River runs through the heart of the Village, offering miles of scenic vistas. Stagecoach Park and East Riverbank Park flank either side of the East Main Street bridge and directly connect the downtown, adjacent neighborhoods, Paul Henry Thornapple Trail, and the Thornapple River. The community is situated between two popular state-owned land areas: Yankee Springs Recreation Area and the Middleville State Game Area. Located along the shores of Gun Lake, Yankee Springs Recreation Area is a year-round destination. The rugged terrain, aquatic ecosystems, lakes, streams, and unique beauty of the park's 5,200 acres lend itself to many forms of recreation. Metal detecting, hiking, biking, cross country skiing, snowmobiling, snowshoeing, and ice fishing are popular winter activities. Middleville State Game Area is a great place for deer and turkey hunting and birdwatching.

Trail development that provides connections throughout the community and to the Middleville State Game Area are planned, along with connections to the Kent County regional trail system and the North Country Trail. Middleville recently completed connections to the Paul Henry Thornapple Trail, one of Michigan's most beautiful rail trails. The Thornapple Area Parks and Recreation Commission, an organization supported by the local communities in the area, also provide further support for parks and recreation activities and amenities in the area.



SITE OVERVIEW

36 State Street is adjacent to the natural amenities and recreational opportunities presented by the Thornapple River. The development site is vacant and level. The property includes two driveways along State Street. The property is in the shape of a triangle, as the Thornapple River runs along the northeast edge of the site. The lot is covered with a paved and marked parking lot that is largely unused. The riverbank has retained the natural vegetation, with tall trees that provide shade along the water's edge.

South of the site is a vacant manufacturing building that is currently used for storage. Along the southeast corner of the site, a single family residential house creates a strong connection to the nearby neighborhood. A lift station exists adjacent to the property along the northern edge of State Street.

State Street is a two-lane road that runs east to west through the residential neighborhood with a speed limit of 25 miles per hour. The intersection of State Street and Russell Street, which runs north to south, is one block away, creating easy access to the neighborhood and to the rest of the Village and downtown.

The property is a 10-minute walk from downtown, multiple neighborhood parks, and an elementary school. Sidewalks exist in the neighborhood, and could be added along the site to increase accessibility and walkability. Curb, gutter, and storm water sewers exist on State Street. Electricity is available to use for outdoor lighting that may be added to enhance the character and safety on site.



SITE UTILITIES

The site is fully served by public water, sanitary sewer, gas, electricity, and internet. A four-inch force main line and an eight-inch sanitary sewer line service the site. Storm water is mitigated by two individual ten-inch lines. The Village owns and maintains the nearby street network.

Over the past ten years, the Village has invested considerably in its water system by adding a new water tower, a new well, and several significant distribution improvements. As of 2020, the Village of Middleville's sanitary sewer system is comprised of a mechanical wastewater treatment plant (WWTP) with capacity to treat 500,000 gallons per day (gpd) of domestic strength wastewater. The current average daily flow to the plant is approximately 410,000 gpd, and increasing. To plan for future community growth, the WWTP is being expanded yet again. The facility is expected to be operational by October of 2022 and will increase the treatment capacity to 900,000 gpd.

Contact Craig Stolsonburg, Village Manager for questions: stolsonburg@villageofmiddleville.org

Gas/Electric

Site is fully served, contact Consumers Energy for questions: (800) 477-5050

Planning/Zoning Administrator

For questions related to planning and zoning question, please contact Douglas Powers: powersd@villageofmiddleville.org



ADDITIONAL SITE INFORMATION

Zoning & Master Plan

The Village of Middleville recently updated their Master Plan. The Village has unique features that are addressed in the Master Plan's future land use map, including focusing on investing in development opportunities along areas of the Thornapple River Valley, and intentionally planning uses of existing vacant land. The following are policy statements from the Village Master Plan under the Development, Redevelopment, and Economic Base Goal:

- Promote key sites, infill opportunities, and redevelopment that attracts new investment and achieves the future vision for the Village.
- Maintain status as a Redevelopment Ready Community (RRC) through the Michigan Economic Development Corporation by following the best practices of the Redevelopment Ready Community program.
- Maintain an inventory of properties, buildings, and prioritized redevelopment sites that may be available for sale, including their access to infrastructure, telecommunications, and use potential.

The pattern and types of existing land uses significantly influences planning for future land uses. The existing land use for the site is Public/Quasi-Public, as its currently owned by the Village, void of any buildings, and used as a public parking lot. According to the Village Master Plan, the future land use for the parcel and the adjacent lots is identified for Transitional Industrial. Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that master plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Village's Zoning Ordinance.

The site is zoned I-1 Light Industrial District. The Village is currently amending the zoning ordinance to change this property to Transitional Industrial zoning, a district category identified in the Village Master Plan. This land use category is intended to accommodate residential, mixed-use, and light industrial uses in areas of the Village which are located in residential neighborhoods but have traditionally housed industry. By-right uses of the land with this designation may include small-scale industrial activities, research and development operations, offices, business incubators, educational institutions, and attached residential dwellings such as townhomes. Transitional Industrial areas should be walkable and blend seamlessly into the adjacent residential neighborhoods.

The Village has also intentionally sought to minimize the burden of redevelopment, as outlined in the four “Redevelopment Strategy” components in the Master Plan.

1. **PLACEMAKING.** The Village will strive to create quality places where people want to live, work, play, and learn. The Village will continue to work with the property owners, businesses, and community partners in the improvement of Downtown Middleville to make it a unique and inviting place.
2. **STREAMLINING.** The Village will continue to assess and improve its development processes and the manuals to guide the public and development community. This includes reviewing and amending its zoning ordinance where necessary to ensure that development reviews are thorough, fair, responsive, and efficient.
3. **MARKETING.** Through partnerships with the Village of Middleville Downtown Development Authority and the Barry County Chamber of Commerce and Economic Development, the Village will promote the prosperity of all businesses within Middleville. The four-point principles of Main Street America and Michigan Main Street include: economic vitality, design, promotion, and organization.
4. **REDEVELOPMENT READY SITES.** The Village will prioritize redevelopment ready sites by assessing the inventory of undeveloped land and potential redevelopment areas using the following criteria:
 - Safe and adequate access to state and/or primary roads
 - Vacant or underutilized buildings and land
 - Availability of utilities
 - Future land use planning
 - Current zoning
 - Environmental suitability

Due Diligence

Note that a full ALTA survey was completed for this property and is available upon request. No utility easements were identified during this process. Approximate FEMA floodplain is shown on the ALTA and is accounted for in the design.

Because of past uses on-site, Phase I and Phase II Environmental Site Assessments were conducted in 2020 and 2021, and a Due Care Plan was developed. Copies of these reports are available upon request. Based on the level of contamination on-site, the property could be developed for multi-family residential use or for nonresidential uses with some additional remediation.

Developers, regardless of future planned end use, should consider the need to manage and properly dispose of impacted soil and groundwater generated during construction. Public water is available for the site, and any drinking water or irrigation measures will be taken directly from the Village’s public water system. If the property is used for residential purposes, measures to ensure existing soil is covered with buildings, pavements, or clean soft cap material (soil, mulch, etc.) should also be considered, and additional evaluation should be undertaken to determine if a vapor intrusion mitigation system is needed for future residential buildings. Placement of clean cover material (topsoil, sand mulch, etc.; 12-18+ inches) would likely be needed in landscaped areas.

PREFERRED DEVELOPMENT SCENARIO

The Village of Middleville is certified as a Redevelopment Ready Community by the Michigan Economic Development Corporation. The RRC certification recognizes the Village's development regulations and processes as up-to-date, clear, and predictable, as determined by a rigorous external assessment.

The Village has undertaken an analysis of preferred uses for the site, which include townhomes, parking, and recreational amenities. Nineteen townhome units with attached, rear-loaded two-stall garages are situated on the site. Views of the Thornapple River are key to this design. The majority of buildings follow the edge of the river, providing direct views of the water for over half of the proposed townhomes. A riverside courtyard frames views to the Thornapple River and from the Paul Henry Thornapple Trail, acting as a gathering space for residents and a natural buffer between the proposed homes and the water's edge. Several townhomes line State Street, adding to the village's desire to build a creative, cute character within the public realm.

A small boardwalk, sidewalks, and pathways create pedestrian connectivity to State and Bectal Streets, and internally throughout the site. The Village envisions public access be provided to

the riverfront pathway, allowing them to work toward developing the trail north, directly linking the downtown to this site. Internal vehicular circulation includes a series of connected alleys that reduce impervious surfaces and provides access to the attached rear-facing garages.

Today, the public parking on this site is used by the adjacent Thornapple Valley Church as overflow parking for events and their weekly service. In this development scenario, supplemental surface parking takes advantage of unbuildable spaces that both use the land more efficiently and provide another potential revenue generator for the development. Twenty-six leasable parking spaces for the adjacent church face a central green, creating a parklike setting for residents and visitors.

Further connections to the river are made through the addition of water access to the site. Twelve boat slips are shown on the north end of the design. Salable or leasable boat slips are an added amenity for residents and a potential outside revenue generator for the development. Access to the Thornapple River is provided from the public launch just around the corner from the development off of Russell Street.



VIEW LOOKING EAST DOWN STATE STREET



CONCEPTUAL SITE PLAN

This conceptual site plan was prepared using available survey data and aerial imagery.

Conceptual Site Plan Legend

- | | | |
|--|---|-----------------------------------|
| A Townhome with attached garage | G Expanded off-site sidewalk | # Number of parking spaces |
| B Point of entry | H Riverfront open space | |
| C Point of exit | I Leasable boat slips | |
| D Lift station 30' building clearance | J Central gathering space and gazebo shelter | |
| E Stormwater detention | K River boardwalk | |
| F Leasable parking spaces | L Pathway connection to future trail | |





VIEW LOOKING NORTH FROM BECTAL STREET

A Place to Live and Grow

Site Elements = Townhomes, Parking, Open Space

Total Number of Dwelling Units = 19

Number of Stories Per Building = 2.5

Building Footprint = 1,100 sf (22' x 50')



VIEW LOOKING EAST TOWARD THE THORNAPPLE RIVER

A Place to Connect with Nature

Recreation land amenities = Riverfront open space, central gathering space and gazebo shelter, pathway connection to future trail

Water recreation amenities = Boat slips and docks, river boardwalk

Off-Street Car Parking = 64 spaces
 : 38 garage spaces (2 stall attached garages per unit)
 : 26 surface lot spaces (guest or leasable spaces)

Required Car Parking = 38 spaces

Boat Parking = 12 slips

AVAILABLE INCENTIVES

The following incentives may be leveraged by the developer:

- MEDC Community Revitalization Grants & Loans – up to 50% of site improvement and construction costs.
 - Brownfield Tax Increment Financing – reimbursement through paid taxes of 100% of demolition, site preparation, public infrastructure, and lead and asbestos abatement, as well as environmental remediation.
-



VIEW WEST TOWARD THE RIVERFRONT BOARDWALK



SELECTION PROCESS AND CRITERIA

The Village of Middleville will review and evaluate all complete proposals in response to this Request for Qualifications (RFQ) to identify and engage with qualified developers. An initial response to this RFQ 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.
- 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.
- Resume of firm and lead team members.

The Village of Middleville staff may seek additional information upon receipt of a development proposal. The RFQ and responses should not be considered a legally binding agreement. Upon selection of a qualified development team, the Village of Middleville will enter into a pre-development agreement including purchase price, due diligence period, and other terms.

Proposal Format

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

Craig Stolsonburg, Village Manager
Village of Middleville
P.O. Box 69
100 East Main Street
Middleville, MI 49333

(269) 795-3385
stolsonburgc@villageofmiddleville.org
www.villageofmiddleville.org

CONTACT / QUESTIONS

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VIEW LOOKING EAST THROUGH THE CENTRAL GATHERING SPACE



36 STATE STREET
MIDDLEVILLE, MI

DEVELOPMENT REQUEST FOR QUALIFICATIONS