



## **Request for Proposal**

Site Redevelopment of 299 E. Gardner St. NW, Sparta 49345

**Introduction:**

The Village of Sparta is seeking qualified developers for one privately owned site in the Village. The Village purchased the property in 2019 for the purpose of realigning the E. Gardner St. and Elm St. intersection. The Village is committed to work with the developer through this Request for Proposal (RFP) to ensure the project is successful.

**Property Description**

Vacant property with approximately 207 feet of frontage on Elm St. NW and approximately 98 feet of frontage on E. Gardner St. NW. This is an “L” shaped parcel totaling approximately .47 acres. The property is flat and previously used as a parking lot. The property is located within walking distance of multiple Village parks, the Splash Pad and downtown Sparta.

**Site Pictures:**





**Site Vision:**

The Village will require a single-family residential, one or two-story, home that best fits the existing neighborhood.

**Zoning:**

The site is zoned R-2 Single Family Residential. The R-2 district is intended to provide stable, moderate density single-family area by ensuring compatible density, encouraging safe environment for family life, and protecting these areas from undesirable land uses. The purpose of this district is to preserve the character, amenities and property values associated with moderate density residential development. This district allows for primarily single-family homes, but may allow, in a limited number of cases, other uses compatible with single-family residential and supportive of cohesive residential neighborhoods such as parks and public service facilities/buildings.

Permitted Uses:

1. Parks and Playgrounds
2. Single-family detached dwellings, including home occupations, meeting the requirements of section 82-123, Home Occupations.
3. State licensed residential care facilities
4. State licensed family daycare facilities

Setback Requirement:

- Front Yard: 20 feet
- Side Yard: One Side – 7 ft., Total both sides – 15 feet
- Rear Yard: 25 feet

**Cost:**

The Village has set the minimum bid at \$10,000.00.

**Utilities:**

This site has access to both municipal water and sewer connections via E. Gardner St.

**Environmental Site Conditions:**

The Village did perform a Phase 1 environmental assessment. The results of this can be provided as requested.

**Submission Requirements:**

A concise and completed response to this RFP will allow the Village of Sparta to select a developer. Please submit the following items if you wish to purchase this property and develop it.

- **Contact Information:** Entity and/or individual name(s), address, phone number, email, and website (if applicable).
- **Development Experience/Portfolio:** Provide a short description of your residential development experience.
- **Letter of Interest:** Provide a letter stating the reason for interest in this development opportunity, a brief description of the firm’s vision for development of the site and a potential timeline for development of the site.



- **Proposal:** A proposal including a site plan and color elevations of what you will be proposing to build on the site that meets the Village of Sparta Ordinance requirements – these can be found at [www.spartami.org](http://www.spartami.org).
- **Other:** Any additional information to assist the Village in its evaluation.

**Process & Proposal Schedule:**

The Village Manager will review and evaluate all responses to this RFP to ensure all necessary items have been submitted and provided a review report to the Village Council. The Village Council will review the proposals at a future council meeting and select which developer will be sold the property.

Once a developer has been identified by the Village Council, the Village will enter into a buy/sell agreement with the developer.

The schedule for solicitation, receipt, and evaluation of proposals is anticipated to be as follows:

- Proposals Submitted: 10 AM on Thursday January 20, 2022
- Staff Evaluation Period: January 21, 2021 through January 29, 2022
- Village Council Review Development Proposals: February, 2022 (Subject to change if needed)

Please submit all requested materials in an envelope marked “299 E. Gardner Street RFP” to the Village Manager, Shay P. Gallagher at 156 E. Division St. Sparta, MI 49345. All questions may be directed to Shay P. Gallagher at (616) 887-8251 or [villagemanager@spartami.org](mailto:villagemanager@spartami.org).