



Fitzgerald Revitalization Project

Productive Landscape Development

CITY OF DETROIT
REQUEST FOR PROPOSALS



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I. Development Opportunity

The City of Detroit in partnership with the Detroit Land Bank Authority (DLBA) is seeking proposals from qualified entities interested in redeveloping vacant land within the Fitzgerald neighborhood in northwest Detroit into economically self-sustaining, productive landscapes that support community revitalization. The City will consider proposals for landscapes that include a number of innovative uses, including but not limited to: urban agriculture, plant nurseries, tree farms, biofuel production, storm water management, habitat and natural area creation, and other land-based uses that do not adversely impact adjacent residents.

The City is seeking proposals for projects that will transform over 13 acres, approximately 257 vacant, publicly-owned parcels within the project area, which have been cleared of structures. These parcels are distributed across the neighborhood, and while there are many clusters of contiguous parcels, all proposed projects must accommodate adjacencies to occupied, privately owned residences in an urban neighborhood context. Proposals may be from a single, master landscape developer interested in redeveloping all of the parcels, teams and partners, or a combination of smaller developers interested in creating projects on smaller numbers of parcels. Projects may include accessory structures to support landscape uses, but the primary uses of the parcels must be landscape-based.

The City will work with the selected developer or development team to create an infrastructure plan for utilities to service the landscapes. The City has hired an award-winning landscape architecture firm, Spackman Mossop and Michaels (SMM), to create a strategy for all parcels in the project area that will define setbacks, signage, fencing and design guidelines that promote neighborhood identity and give the productive landscape proposals a positive and cohesive identity within the community. Designs and technical assistance for the setback and edge zones will be provided to the selected teams.

The selected team will become a key partner in implementing and maintaining a comprehensive neighborhood revitalization project within the Fitzgerald community.

II. Project Background

The Fitzgerald Revitalization Project represents a component of a larger Livernois/McNichols Revitalization Initiative. The Livernois/McNichols Revitalization Initiative is a comprehensive planning strategy focused on implementing a coordinated range of transformative projects to address physical, social, and economic challenges in this area of Northwest Detroit. This planning area encompasses over ten different neighborhoods and is bounded by Eight Mile Road to the north, Woodward Ave and Highland Park to the east, the Lodge Freeway (M-10) to the south, and Wyoming Ave to the west (see Attachments A & B). The Livernois/McNichols Revitalization Initiative is centered on six key areas: Safety and Public Services; Planning and Placemaking; Multifamily Residential Development; Neighborhood Stabilization; Small Business and Retail Development; and Transit and Mobility. As part of this larger Livernois/McNichols Revitalization Initiative, the City of Detroit has hired consultants to advise on public realm improvements, urban design, zoning, economic strategy, and transportation improvements. It has also engaged private sector, community, and institutional partners to support development opportunities along the corridors for small business growth and redevelopment of vacant and underused commercial buildings which will provide neighborhood-serving retail. The Fitzgerald Revitalization Project is a significant element of this larger initiative, and the investments in the surrounding area will support and compliment the work in the Fitzgerald Project Area.

The Fitzgerald Revitalization Project is a pilot project from the City of Detroit that addresses publicly-owned vacant land at a neighborhood scale. The vision for the project is to create a “blight-free quarter square mile” which will contribute to neighborhood

stabilization within the Fitzgerald Project Area and adjacent neighborhoods. To achieve this goal, the City of Detroit has developed a three-part implementation strategy to create a sustainable model for transforming and maintaining all parcels within the Fitzgerald Project Area:

- I. **Creation of a neighborhood park and greenway to be maintained by the Parks and Recreation Department**
- II. **Development of economically self-sustaining, productive landscapes in partnership with one or more Productive Landscape Developers or Development Teams (selected through this RFP and further described below)**
- III. **Rehabilitation of all salvageable, publicly-owned structures and implementation of low-maintenance landscape strategies in partnership with a Housing Developer (the subject of a parallel RFP process to this one)**

The approximately quarter-square-mile Fitzgerald Project Area is a subset of the larger Fitzgerald neighborhood and contains over 400 non-contiguous, publicly-owned parcels in a range of conditions, including some parcels with structures that are targets for either renovation or demolition, as well as vacant parcels cleared of structures. The Fitzgerald Project Area is located between two anchor institutions, the University of Detroit Mercy and Marygrove College and is adjacent to the commercial corridors of Livernois, Puritan and McNichols (Six Mile Road) (see Attachment C).

The intent of this Productive Landscape Development RFP is to identify one or more qualified Productive Landscape Developers or Development Teams committed to the vision of transforming this project area. The role of the Developer or Development Team is to transform vacant lots into productive landscapes which contribute to neighborhood stabilization and are economically-self-sustaining for their ongoing maintenance and care. In particular, these projects have the potential to promote local business and

workforce development through the inclusion of local and minority teams in all aspects of the project, from financing to implementation and operation to ongoing maintenance.

The Productive Landscape Developer or Development Team must submit a solid and feasible redevelopment, stewardship, and financial plan for site control, development, and ongoing maintenance of a bundle of up to 257 parcels within the project area. The team must be capable of executing a transformative, high-profile pilot demonstration that comprehensively and effectively addresses vacant land activation and builds local capacity.

Fitzgerald Neighborhood

The overall Fitzgerald neighborhood is bounded by W. McNichols Road to the north, Livernois Avenue to the east, Fenkell Avenue to the south, and the Lodge Freeway (M-10) to the west (see Attachment D). In addition to bordering the Livernois, McNichols, and Puritan commercial corridors, the neighborhood is anchored by two longstanding academic institutions. Marygrove College, founded in 1925 with 2,700 current students, is located in the neighborhood's northwest corner. The University of Detroit- Mercy, founded in 1877 with a current student body of almost 5,000, is directly east across Livernois. Additionally, Fitzgerald is in the immediate vicinity of several historic Detroit neighborhoods such as Palmer Woods, Bagley, Sherwood Forest, University District, Greenacres, Martin Park, and Pembroke.

Fitzgerald Project Area

For the purposes of this RFP, a smaller Fitzgerald Project Area has been identified within the neighborhood for this pilot project. The Fitzgerald Project Area is defined by the following boundaries: the alley south of W. McNichols Road to the north; the center line of Stoepel Street to the east, the alley north of Puritan Avenue to the south, and the centerline of Greenlawn Avenue to the west (see Attachment E). The intent of the smaller Project Area is to focus the project in a walkable quarter-square mile area to have

greatest impact on neighborhood revitalization and to create a more manageable project scale. For this Productive Landscape Development RFP, up to 257 residential parcels (approximately 13 acres) are under public ownership and are available for redevelopment through a long-term lease of up to 30 years. The City will also consider proposals for the purchase of these properties after a minimum five-year lease term based on the business need. The parcels are a combination of clusters and single lots of vacant land that have been cleared of structures (see Attachment F for a preliminary parcel survey and list).

III. Fitzgerald Productive Landscape Strategy

The development of new, productive landscapes on vacant parcels has the power to be transformative and contribute to neighborhood revitalization in Fitzgerald. The City is looking for projects that:

- I. **Redevelop vacant parcels into productive uses that improve neighborhood image, contribute ecological, economic and social value and can sustain their ongoing maintenance;**
- II. **Create local workforce opportunities and develop local capacity for Detroiters, particularly residents in Fitzgerald;**
- III. **Implement and maintain the fence and setback strategy to promote a cohesive identity within the neighborhood and improve public safety by demonstrating investment in the community and elimination of blight.**

The City is prepared to assist and facilitate the implementation of: (1) the fence and setback strategy, (2) necessary infrastructure and utilities to support the proposal, and (3) administrative changes as necessary and appropriate for zoning and permitting. The City will consider proposals that activate up to the full number of 257 vacant parcels; and will also consider smaller proposals that activate a lesser number of parcels; the City may select multiple, complementary proposals within the Fitzgerald Project Area.

Neighborhood Framework Plan & Landscape Strategy

As part of the Fitzgerald Revitalization Project, the City of Detroit commissioned the SMM landscape design team to create a neighborhood framework plan for the Fitzgerald Project Area in partnership with the community. SMM assessed the range of existing conditions and created a flexible landscape plan that includes all publicly-owned parcels in the Project Area. The plan provides a framework to activate and improve vacant parcels that balances the needs for greater open space, community gathering and recreation, opportunities to develop new productive landscape projects and the needs for long-term maintenance. This plan depicts the location of the three-part implementation strategy, including (1) vacant parcels that will be converted into a public greenway and neighborhood park that will be redeveloped and maintained by the City and “Neighborhood Hubs,” smaller social spaces maintained in partnership with the community; (2) larger clusters of vacant lots that can be redeveloped into productive landscapes, whether for crop production, orchards, or other uses to be proposed through this Productive Landscape Development RFP; and (3) individual and highly dispersed parcels that can be redeveloped into lower-maintenance meadows through the Housing Developer RFP, or for compelling proposals, could be developed by the Productive Landscape Developer of Development Team. Aside from the parcels in the first category which will remain publicly held, the framework plan allows flexibility. A narrative and schematic of the neighborhood plan, along with sample parcel-level interventions and estimated capital and operating budgets are included in Attachment G. The SMM team is still under contract and will be producing Construction Documents for the edge strategies, setbacks and fencing in the neighborhood plan to guide implementation.

Parallel Implementation Plan Efforts

This Productive Landscape Development RFP will identify projects that will activate up to 257 vacant parcels in the Fitzgerald Project

Area. In order address the remaining 257 parcels and create the complete vision there are two parallel efforts working in the Project Area:

- **City of Detroit Parks & Recreation Department:** The Parks & Recreation department has identified a location for a neighborhood park that will be publicly owned and operated. Additionally, a greenway has been designed to link the park with the rest of the neighborhood as well as provide an opportunity for connection between the two universities.
- **Housing Developer:** In order to increase density in the neighborhood and to address the large number of vacant structures, as well as parcels, the City is seeking proposals from qualified teams in a concurrent Housing Developer RFP to create a plan to rehabilitate all vacant homes and demolish those which are not salvageable. In addition, the Housing Developer is responsible for implementing and maintaining an approved landscape strategy as developed by the SMM landscape design team on an equal number of vacant lots without structures to contribute to neighborhood stabilization. The final housing developer proposals will have a minimum ratio of one landscaped parcel for every renovated housing unit.

IV. Additional Project Components

Zoning

The Fitzgerald Project Area is zoned R1: Single Family Residential along the longer interior blocks (toward Greenlawn) and R2: Two-Family Residential along the shorter blocks (toward Livernois) (see Attachment H). Many of the proposals may propose uses that are described in the urban agriculture ordinance sections of the zoning ordinance, but the City will accept proposals for projects that present innovative uses that are not currently covered in the code. The City of Detroit is prepared to support re-zoning or additional zoning approvals for a compelling proposal.

City of Detroit Contributions

The City of Detroit is prepared to actively support the development team(s) selected by this RFP and facilitate the implementation of this revitalization strategy. The Housing & Revitalization and Planning & Development Departments will actively advocate with the project team(s) to approach City Council and obtain approvals to make the project feasible. Additionally, the City will provide construction drawings, technical assistance and design guidelines for the implementation of the fence and setback strategy for the parcels.

Local Workforce and Capacity

The City is committed to workforce development and believes this project has the ability to provide opportunities for Detroiters. As an example, for the initial phase of cleaning and clearing vacant lots in the project area, the City has partnered with The Greening of Detroit - Detroit Conservation Corps (DCC) to do this work. DCC is an adult workforce development training program, certified as a federal apprenticeship program through the U.S. Department of Labor that equips its trainees with the skills and certification necessary to be employable in the landscape contracting industry. It is anticipated that DCC will continue to be a partner in the implementation of the park and greenway component of the project area. There is a strong potential local workforce opportunity for the installation and maintenance of landscape strategies through the participation of residents, local non-profit organizations and other partnerships.

Hardest Hit Fund (HHF) Demolition Liens

In an effort to address the widespread blight throughout Detroit, the Michigan State Housing Development Authority (MSHDA) granted the DLBA an allocation of federal HHF to demolish vacant, dangerous structures. The funding source creates a lien against the property where funds are used in the amount of the demolition cost. This cost is forgiven pro rata over a five year horizon. If parcels are leased or sold before this time, the balance

of the lien must be paid at the time of sale. A number of vacant lots within the neighborhood have an HHF lien (see Attachment G for a map and list of parcels and their lien value). The lien is currently waived for several specific pre-approved circumstances, and the City of Detroit and the DLBA are actively coordinating with MSHDA to address the liens in the Fitzgerald Project Area.

Additional Proposal Elements

If there are additional proposal elements that the Development Team would like to include, the City of Detroit welcomes ideas that differentiate respondents from their competitors, particularly those that further engage community members and stakeholders within the Fitzgerald Project Area. Additional proposal elements may include but are not limited to the following: community equity/ownership models, land trusts, partnership with the Housing Developer, partnerships with other organizations, landscape projects that have a retail or restaurant component, projects that expand access to healthy foods, projects that include youth involvement, and public safety and security. Any additional proposal elements are not required.

V. Bid Price + Developer Requirements

Proposals must include a bid price for the parcels, consisting of a proposed lease payment for a long-term lease of 30 years. This lease length can be flexible, and proposals should specify the desired lease length if it differs from the base lease. The City will also consider proposals for the purchase of vacant parcels after a five year minimum lease with an explanation of the reasons for why a sale would be preferable to a lease. The request for purchase must include a purchase price. No minimum bid price has been established for the lease or acquisition of the parcels in the Fitzgerald Project Area.

The selected Productive Landscape Developer or Development Team will have the opportunity to review property conditions and establish direct costs related to the project

(environmental conditions and remediation, lot preparation, etc.) through a 30-day due diligence process. The Productive Landscape Developer or Development Team can then make a case for the initial bid to be changed by citing direct and indirect benefits that the project will provide (removal of blight, neighborhood business development, amount of equity investment, temporary and permanent local employment, and other positive economic impacts). This process will take place only after a Developer(s) has been selected. Any changes in price will be at the discretion of the City of Detroit and the Detroit Land Bank Authority.

The City is seeking applicants who have the ability to obtain sufficient financial resources to complete a timely implementation of the proposed projects and will give special consideration for proposals developed by Detroit-based entities, particularly for entities already working in the neighborhood, and those whose projects will directly support local capacity building. Experience with projects in urban communities is preferred. Applicants must be in good standing with the City of Detroit.

VI. Proposal Requirements

Each proposal must, at a minimum, respond to the following sections in their entirety. All pages of the submission must be numbered, excluding exhibits, drawings and other supplemental information which may be added as Attachments. The instructions contained in this Productive Landscape Development RFP must be strictly followed. Accuracy and completeness are essential.

Table of Contents

A table of contents must be provided with all RFP submissions.

Statement of Submission

In your Statement of Submission, please include, at a minimum, the following information and/or documentation:

1. A statement that your proposal is in response to this Productive Landscape Development RFP;
2. A brief description of your business or team, including your name, number of members on your team, and the length of time you have been working together;
3. For teams or groups larger than a single individual, an organization chart or team description that includes each team member role;
4. The location of the team's principal place of business and, if different, the location of the place from which the team performing the work will be based;
5. A commitment to perform the requested work in accordance with the requirements outlined in this RFP; and
6. The name and contact information of the team's primary contact person that will be in charge of this project.

Project Description & Proposal

In your Project Description & Proposal, please include:

1. A written description of your project and a summary of your team's approach;
2. A list of the parcels the team would like to lease by address and parcel number, the total number of parcels being requested, and the bid price for those parcels (up to 257);
3. A description of the proposed uses for the parcels; if there will be different uses or landscape types as part of your project, define which uses will go on which parcels;
4. Preliminary land use plan, a drawing, diagram or map identifying which productive land uses would be applied to which parcels;
5. Anticipated schedule and key dates for your project, including the timing for site planning, arranging or acquiring funding, the start and completion dates for constructing the project, and timelines for operating and maintaining the project;
6. Project budget including your bid price and your anticipated budgets for installing and ongoing maintenance to run your project;
7. Description of your business model and funding sources; if possible, but not required, this information can be shown as a preliminary pro forma;

8. Description of maintenance needs and expectations, including materials, need for earthwork, utilities, water, chemicals or pesticides, compost, any accessory structures and anticipated number of people working on the project site on a regular basis;
9. Description of local workforce opportunities or other benefits to the community provided by the project;
10. Documentation of local support from residents, local businesses, CDCs or other organizations via letters of support or recommendation is highly encouraged, but not required.

Overview of Development Team & Performance History

Provide a general description of the team's experience and past history:

1. Identify past projects you have managed that are similar to your proposal; this could include a written summary of the project type and project size, photographs or other supporting materials;
2. Identify previous experience with past projects similar to your proposal; this could include prior job or volunteer experiences on similar projects that include a summary of your role and experience gained;
3. Identify past successes in acquiring funding or resources; this could include number of volunteers recruited, staff that you managed, successful grant applications or other activities that demonstrate your ability to successfully advance and manage projects and work with others;
4. Identify key team members working on the projects as identified above, and a one- to two-page resume for each key team member.
5. Identify any claims or lawsuits that have been brought against your organization as a result of any services provided within the last five (5) years.

Respondent Financial and Operational Stability

1. Describe how your project will be funded and maintained;
2. Describe your current funding resources for the project, if available;
3. Describe any resources or partners who may help you achieve your project goals;
4. Provide any available documentation that demonstrates your current financial standing, these are recommended documents you can include but not of these are required:
 - a. Copies of your business's financial statements (CPA Certified) for the previous three (3) years;
 - b. Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (if Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable must be submitted for each entity comprising the joint venture.); and
5. Describe any licenses, certifications or registrations that you currently possess that will help you run your proposed project.

Additional Exhibits

Please include any additional information deemed relevant for the consideration of your proposal.

VII. Evaluation Process + Criteria

Responses to this Productive Landscape Development RFP will be evaluated based on their ability to satisfy the criteria described below. Proposals may be submitted by individuals, organizations (both for- and non-profit), or other development entities and teams. The City may contact references and/or other industry sources, investigate current and previous projects, and interview some or all of the proposed project teams. The City reserves the right to request clarification or additional information and to request the team make presentations to City staff, community groups, or others.

Criteria:

Project description and work plan (30 pts)

- Clear and compelling project description and implementation strategy
- Demonstrates a clear vision for achieving all project objectives
- Describes a feasible strategy and timeline for implementation
- Demonstrates capacity to complete the work
- Ability to advance project goals of neighborhood stabilization and activation of vacant land
- Description of benefits to the local community

Financial model and team capacity (20 pts)

- Demonstrates capacity and adequate access to capital and resources to develop the project
- Proposes a financial model or business plan that is sustainable and generates sufficient resources to cover the ongoing maintenance and security of the properties
- Demonstration of ability to maintain the site over time

Diversity and local capacity building (20 pts)

- Demonstrates commitment to incorporating local and minority participation, small and local businesses as appropriate, in the ownership, financing, technical assistance, construction, ongoing management and maintenance of the proposed project
- Depicts commitment to developing local entrepreneurship and ability to support or create related businesses through the sale, processing or maintenance of the project
- Project teams that are Detroit-based
- Demonstrates how project will include and promote local workforce development
- Project teams include partnerships with a strong community organization

Prior experience (15 pts)

- Project team members possess past experience on similar projects
- Successful examples of similar or relevant projects, including short-term and long-term outcomes
- Demonstrate ability to successfully work with other teams or stakeholders, whether with the public sector or within a community
- Identification of differentiators from peers
- Project teams that have successfully worked together on projects of any type

Innovation and Sustainability (10 pts)

- Demonstrate a commitment to environmental and social sustainability, education, creation of habitat, management of stormwater or innovative practices that support urban revitalization
- Incorporate community engagement in innovative and productive ways
- Additional project elements that could include:
 - community equity/ownership models, land trusts
 - projects that have a retail or restaurant component
 - projects that expand access to healthy foods and offer other direct community benefits
 - projects that include youth involvement
 - projects that address public safety and security

Project size (5 pts)

- Proposals will be awarded points based on their size
 - 0-8 parcels: 1 point
 - 9-20 parcels: 2 points
 - 21-50 parcels: 3 points
 - 51-100 parcels: 4 points
 - 101-257 parcels: 5 points
- The project can be implemented by teams or groups of individuals; the points will be awarded for size based on the overall team proposal even if different entities work on smaller sections of the parcels within the project area.

Responses must be signed by your team contact person, who must be authorized to speak on behalf of your team and bind your firm or team to its provisions. Responses must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

The criteria for selecting an entity will be the submission of qualifications that meet with the criteria stated in this Submission Requirements section. A qualified entity is an individual or development team that, in the opinion of the City of Detroit, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

Final acceptance of the proposal is subject to the approval of both the Detroit Land Bank Authority Board of Directors and the Detroit City Council.

VIII. Timeline

RFP Available

July 5, 2016

Pre-Proposal Meeting/Conference Call

July 15, 2016 at 10:00AM (EST)

July 19, 2016 at 2:00PM (EST)

Coleman A. Young Municipal Center

2 Woodward Avenue

Detroit, Michigan 48226

Dial-In Number: (641) 715-3580

Access Code: 942-485

Walk-Through of Fitzgerald Project Area

July 28, 2016, 4:30PM – 7:00PM (EST)

August 4, 2016, 9:30AM – 12:00PM (EST)

Question Deadline

August 12, 2016

Questions to be submitted in writing via email:

Fitzgerald-Landscape@Detroitmi.gov

Subject Line:

Question – Fitzgerald Landscape RFP

Answers Returned to Respondents

August 19, 2016

Answers will be submitted via email as well as posted in an FAQ on the project website.

Proposal Due Date

August 26, 2016 by 4:00 PM (EST)

See following section for submission process

Selection of Short List

September 9, 2016

Oral Interviews

Week of September 12, 2016

RFP Selection & Award Notice

September 30, 2016

Schedule is subject to change. Notice will be provided throughout the RFP process.

IX. Submission Process

The RFP is available **July 5, 2016** through the proposal due date and may be obtained in the following ways:

Online

Fitzgerald Project Website:

Fitzgerald-Detroit.com

or detroitmi.gov/Fitzgerald

In-Person

Housing & Revitalization Department

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 908

Detroit, Michigan 48226

9:30 a.m. and 4:00 p.m. (excluding holidays)

Directions for Submissions

To be considered, all Request for Proposals must be received by 4:00pm EST on Thursday, **August 26, 2016**. The responsibility of submitting the Request for Proposals rests entirely with the person or persons submitting the request.

Email

Fitzgerald-Landscape@detroitmi.gov

Subject Line:

Fitzgerald Landscape RFP Submission

Electronic submissions must be in 8.5" x 11" PDF format.

In-Person

Housing & Revitalization Department

ATTN: Fitzgerald Landscape RFP Response

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 908

Detroit, MI 48226

9:30 a.m. and 4:00 p.m. (excluding holidays)

Hardcopy submissions must include (3) copies of materials.

Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for the RFP and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any proposal, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of Proposals will not be accepted. Once received by the City of Detroit, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the address listed. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved with the preparation and submission of the RFP to the City of Detroit, or any work performed in connection therewith, shall be the responsibility of the Developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the Developer, in connection with the preparation, submission or follow up to the RFP.

X. Proposal Disclaimers + Conditions

A. Reservation of Rights

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems to be in the best interest of the City, even if it is not the highest purchase price.

The City of Detroit reserves and may exercise the right to request one or more of the potential developers to provide additional material, clarification, confirmation, or modification of any information in their submission and can implement, amend, substitute, cancel, or otherwise modify this RFP at any time prior to the selection of one or more developers.

All expenses involved with the preparation and submission of the RFP to the City of Detroit, or any work performed in connection therewith, shall be the responsibility of the Developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the Developer, in connection with the preparation, submission or follow up to the RFP.

B. Rejections, Modification, Cancellations

The City of Detroit expressly reserves the right to: 1) accept or reject, in whole or in part, any and all proposals received; 2) waive any non-conformity; 3) re-advertise for proposals; 4) withhold the award for any reason the City determines; 5) cancel and/or postpone the request for proposals, in part or in its entirety; and/or, 6) take any other appropriate action that is in the best interest of the City. This RFP does not commit the City of Detroit to award a contract, to pay any cost incurred in the preparation of a proposal under this request, or to procure or contract for services.

C. News Releases and Other Communications

News releases pertaining to these Proposals specifications or the provisions to which they relate shall not be made without prior approval of the City and then only in coordination with the City.

Respondents are advised that no oral interpretation, information or instruction by an officer or employee of the City of Detroit shall be binding upon the City of Detroit.

D. Confidentiality of Proposals

Proposals shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once proposals have been publicly recorded they are subject to disclosure as per the requirements of the Michigan Freedom of Information Act.

E. Property Condition

All Property will be sold “AS IS”.

Prospective candidates are hereby notified that the Planning & Development Department has not investigated the environmental condition of the property included in this RFP. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the Properties and is notified that the Properties may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the sites offered within this RFP.

F. Conflict of Interest

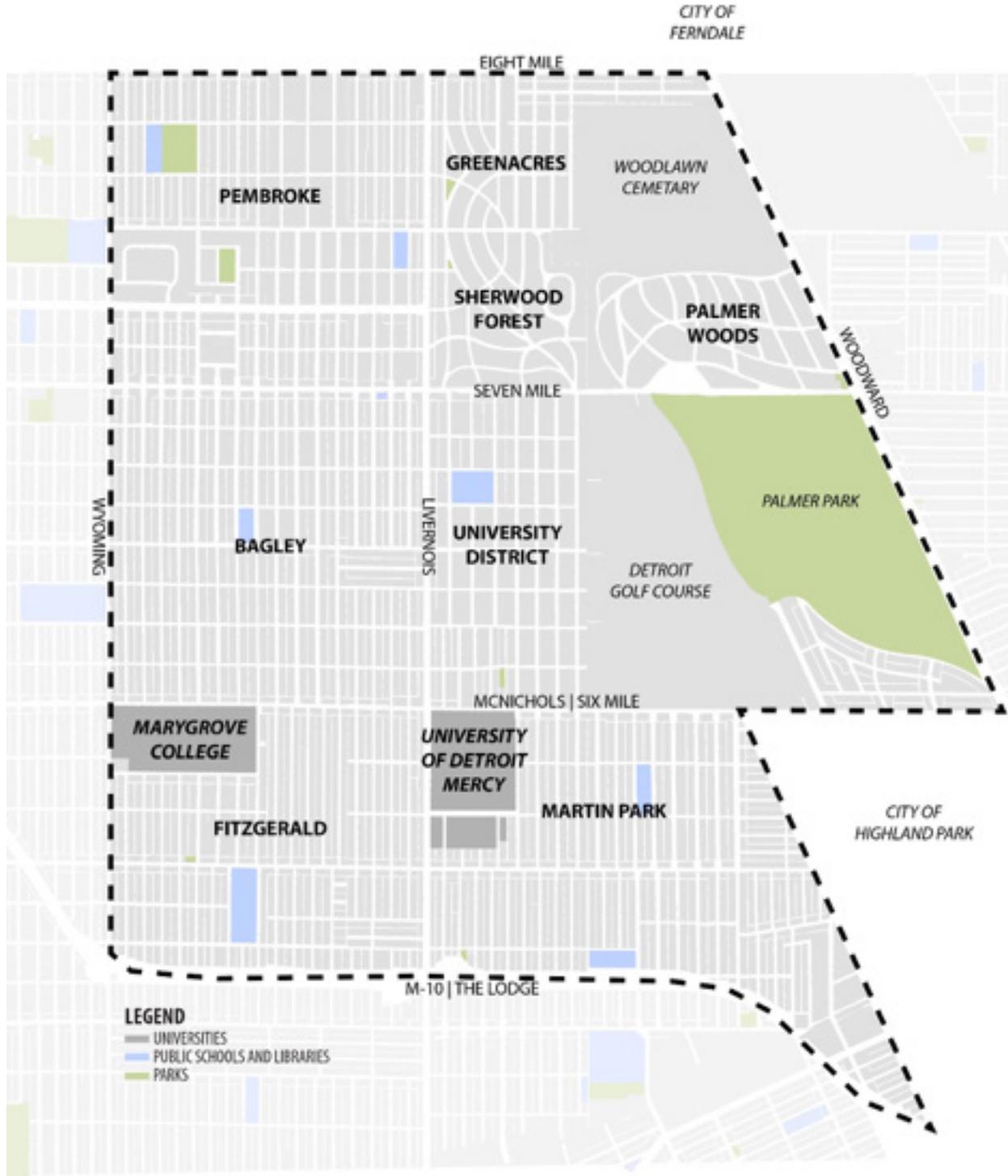
All applicants agree to disclose any direct or indirect, current or future conflicts of interest between themselves and the City of Detroit and its employees. If questions arise about potential conflicts of interests, please contact the City of Detroit at Fitzgerald-landscape@detroitmi.gov prior to submitting a response.

XI. List Of Attachments

- A. Livernois/McNichols Revitalization Initiative Planning Area
- B. Livernois/McNichols Revitalization Initiative Planning Area Aerial
- C. Fitzgerald Project Area
- D. Fitzgerald Neighborhood
- E. Fitzgerald Project Area Aerial
- F. Fitzgerald Project Area Parcel Survey
- G. Spackman Mossop & Michael Fitzgerald Project Area Revitalization Plan
 - Neighborhood Framework Plan
 - Sample Parcel-Level Landscape Interventions
 - Sample Budgets (Capital and Operating)
- H. Zoning Map
- I. Fitzgerald Project Area Parcel List

Attachment A

Livernois/McNichols Revitalization Initiative Planning Area

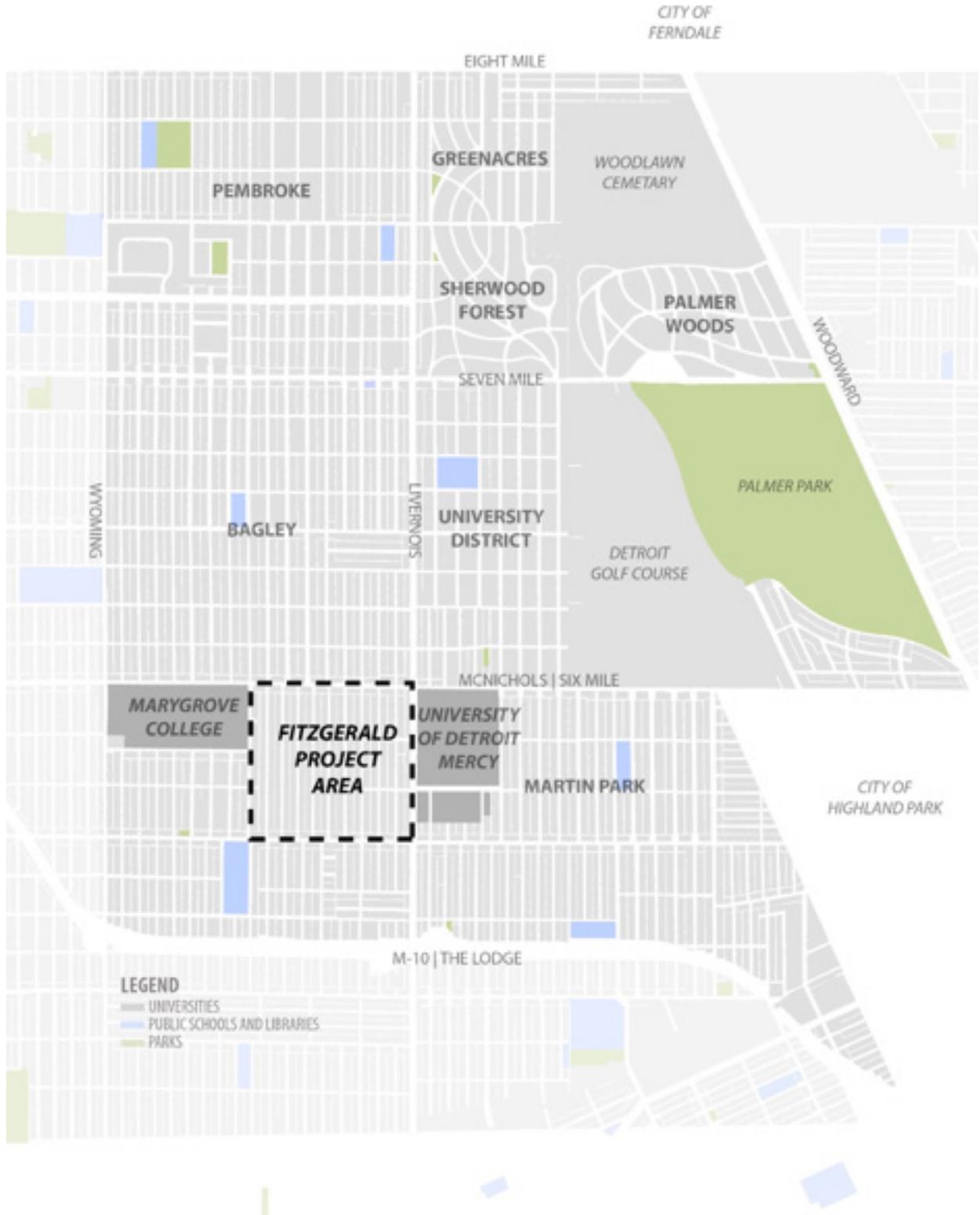


Attachment B

Livernois/McNichols Revitalization Initiative Planning Area Aerial



Attachment C
Fitzgerald Project Area

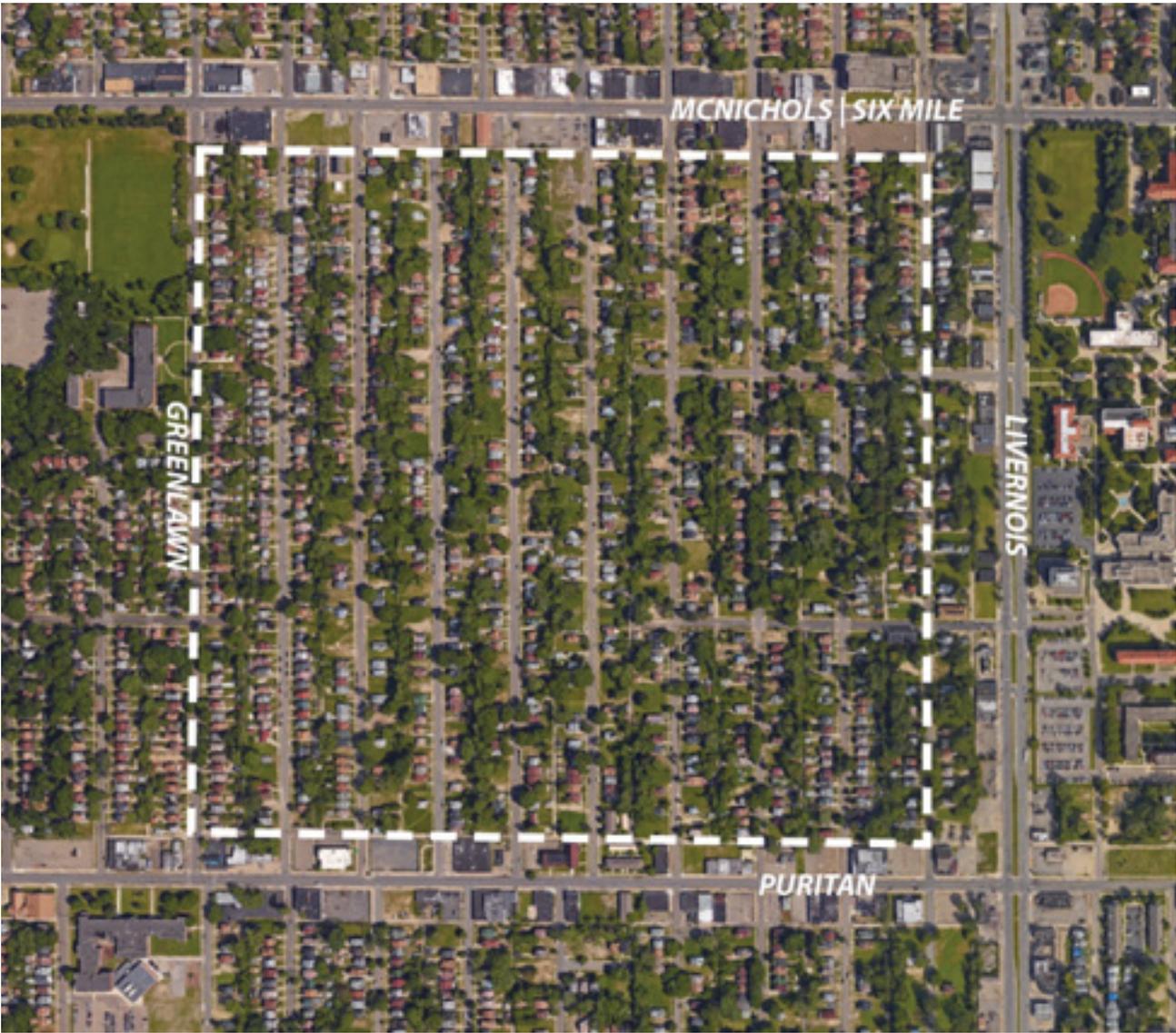


Attachment D
Fitzgerald Neighborhood



Attachment E

Fitzgerald Project Area - Aerial



DLBA PROPERTIES AND ACTIVITIES

FITZGERALD PROJECT AREA PARCEL SURVEY, July 05, 2016



Attachment G

Spackman Mossop & Michael Fitzgerald Project Area Revitalization Plan

- Neighborhood Framework Plan
- Sample Parcel-Level Landscape Interventions
- Sample Budgets (Capital and Operating)



Landscape Strategy

- LEGEND**
- Grove (Along Greenway)
 - Crop (5-6 Lots)
 - Orchard Typology (3-4 Lots)
 - Meadow Typology (1-2 Lots)
 - Special Use







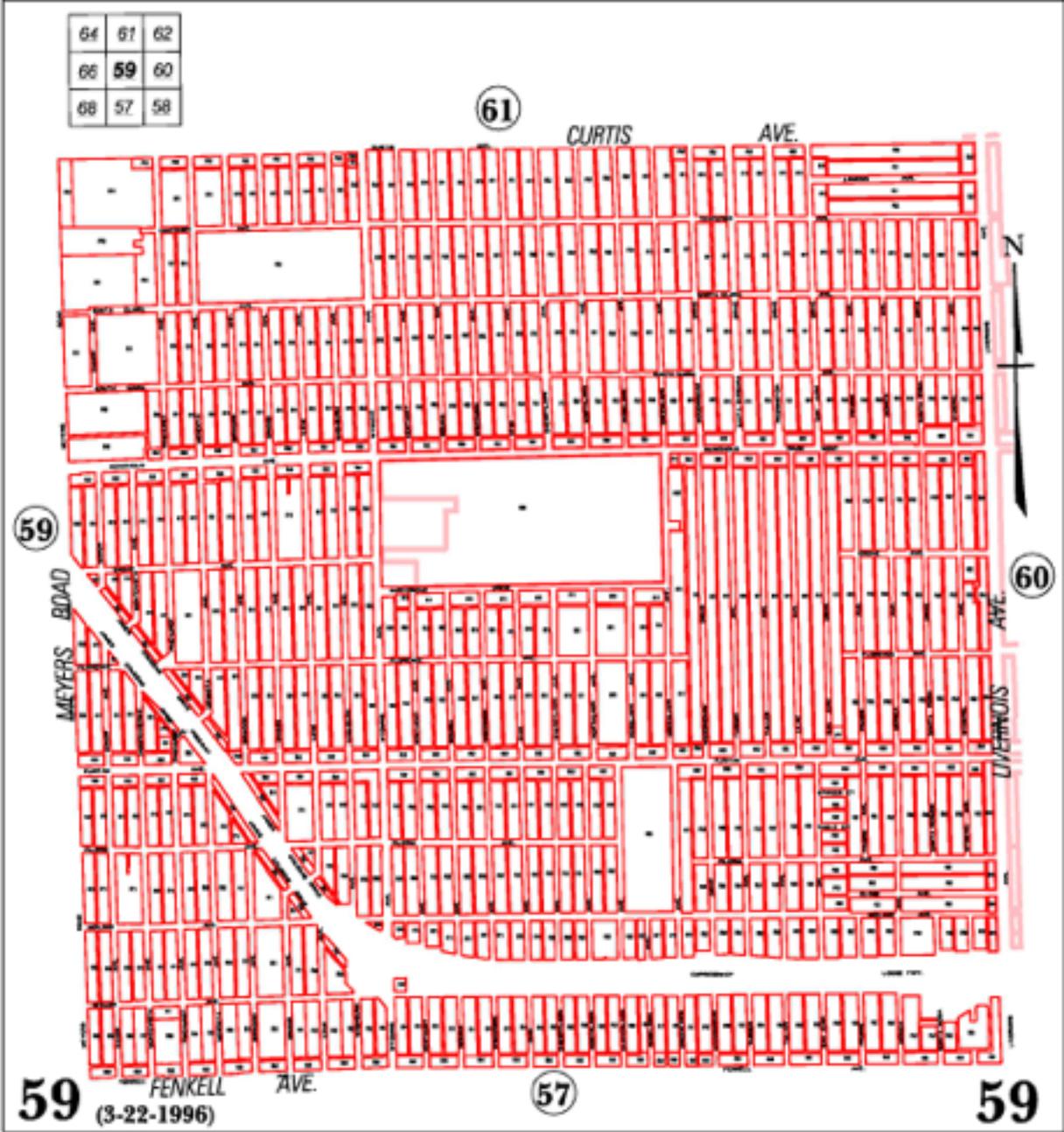
FITZGERALD COST ESTIMATES

DEVELOPMENT COSTS	UNIT	UNIT COSTS
Demolition (Clean & Clear)	Lot	\$ 1,000
Installation (by typology)		
<i>Meadow</i>	<i>SF</i>	<i>\$1.25</i>
<i>Orchard</i>	<i>SF</i>	<i>\$1.50</i>
<i>Crops</i>	<i>Area</i>	<i>\$4,500</i>
Fencing	LF	\$20
Neighborhood Hubs	Each	\$15,000

MAINTENANCE COSTS*	UNIT	UNIT COSTS
Meadow	<i>SF</i>	<i>\$550</i>
Orchard	<i>SF</i>	<i>\$750</i>
Crops	<i>Area</i>	<i>Tenant- specific</i>
Neighborhood Hubs	Each	\$1,200
<i>*Annual estimate</i>		

Attachment H

Zoning Map



Attachment I

Fitzgerald Project Area Parcel List

Address	Parcel Number	Demolition Lien Amount	Category
16206 Stoepel	16018992.		DLBA Owned Lot
16210 Stoepel	16018993.		DLBA Owned Lot
16232 Stoepel	16018996.		DLBA Owned Lot
16238 Stoepel	16018997.		DLBA Owned Lot
16248 Stoepel	16018998.		DLBA Owned Lot
16526 Stoepel	16019004.		DLBA Owned Lot
16534 Stoepel	16019005.		DLBA Owned Lot
16600 Stoepel	16019015.		DLBA Owned Lot
16856 Stoepel	16019033.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16920 Stoepel	16019041.002L		DLBA Owned Lot
16933 Stoepel	16019469.		DLBA Owned Lot
16925 Stoepel	16019470.		DLBA Owned Lot
16801 Stoepel	16019488.		DLBA Owned Lot
16649 Stoepel	16019490.		DLBA Owned Lot
16645 Stoepel	16019491.		DLBA Owned Lot
16639 Stoepel	16019492.		DLBA Owned Lot
16621 Stoepel	16019495.		DLBA Owned Lot
16609 Stoepel	16019497.		DLBA Owned Lot
16597 Stoepel	16019499.		DLBA Owned Lot
16247 Stoepel	16019515.		DLBA Owned Lot
16243 Stoepel	16019516.	\$ 11,260.00	DLBA Owned Lot- Demo Lien
16185 Stoepel	16019524.		DLBA Owned Lot
16157 Stoepel	16019528.		DLBA Owned Lot
16128 Santa Rosa	16020101.		DLBA Owned Lot
16140 Santa Rosa	16020103.	\$ 10,901.00	DLBA Owned Lot- Demo Lien
16240 Santa Rosa	16020117.		DLBA Owned Lot
16554 Santa Rosa	16020128.		DLBA Owned Lot
16562 Santa Rosa	16020129.		DLBA Owned Lot
16566 Santa Rosa	16020130.		DLBA Owned Lot
16576 Santa Rosa	16020131.		DLBA Owned Lot
16588 Santa Rosa	16020133.		DLBA Owned Lot
16810 Santa Rosa	16020146.	\$ 16,643.18	DLBA Owned Lot- Demo Lien
16811 Santa Rosa	16020608.		DLBA Owned Lot
16801 Santa Rosa	16020609.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16645 Santa Rosa	16020612.		DLBA Owned Lot
16639 Santa Rosa	16020613.		DLBA Owned Lot
16561 Santa Rosa	16020625.		DLBA Owned Lot
16555 Santa Rosa	16020626.		DLBA Owned Lot
16547 Santa Rosa	16020627.		DLBA Owned Lot
16519 Santa Rosa	16020631.	\$ 18,709.75	DLBA Owned Lot- Demo Lien
16235 Santa Rosa	16020638.		DLBA Owned Lot
16215 Santa Rosa	16020641.		DLBA Owned Lot
16176 Monica	16021229.		DLBA Owned Lot
16188 Monica	16021230.		DLBA Owned Lot
16212 Monica	16021234.		DLBA Owned Lot
16226 Monica	16021236.	\$ 11,152.00	DLBA Owned Lot- Demo Lien
16260 Monica	16021241.		DLBA Owned Lot
16596 Monica	16021255.		DLBA Owned Lot
16608 Monica	16021257.		DLBA Owned Lot
16644 Monica	16021263.		DLBA Owned Lot
16834 Monica	16021271.		DLBA Owned Lot
16846 Monica	16021273.		DLBA Owned Lot
16850 Monica	16021274.		DLBA Owned Lot
16858 Monica	16021275.		DLBA Owned Lot
16866 Monica	16021276.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16868 Monica	16021277.	\$ 11,083.89	DLBA Owned Lot- Demo Lien
16925 Monica	16021717.		DLBA Owned Lot
16865 Monica	16021725.		DLBA Owned Lot
16859 Monica	16021726.		DLBA Owned Lot
16851 Monica	16021727.		DLBA Owned Lot
16847 Monica	16021728.		DLBA Owned Lot
16841 Monica	16021729.		DLBA Owned Lot
16805 Monica	16021735.		DLBA Owned Lot
16651 Monica	16021737.		DLBA Owned Lot
16627 Monica	16021741.		DLBA Owned Lot
16597 Monica	16021746.		DLBA Owned Lot
16585 Monica	16021748.	\$ 7,208.00	DLBA Owned Lot- Demo Lien
16527 Monica	16021756.		DLBA Owned Lot
16255 Monica	16021761.		DLBA Owned Lot
16241 Monica	16021763.	\$ 16,859.47	DLBA Owned Lot- Demo Lien
16227 Monica	16021765.		DLBA Owned Lot
16219 Monica	16021766.		DLBA Owned Lot
16205 Monica	16021768.		DLBA Owned Lot
16155 Monica	16021775.	\$ 7,868.00	DLBA Owned Lot- Demo Lien
16134 Prairie	16022759.	\$ 8,899.00	DLBA Owned Lot- Demo Lien
16148 Prairie	16022761.		DLBA Owned Lot
16186 Prairie	16022766.		DLBA Owned Lot
16260 Prairie	16022777.		DLBA Owned Lot
16540 Prairie	16022783.		DLBA Owned Lot
16568 Prairie	16022787.		DLBA Owned Lot
16608 Prairie	16022793.		DLBA Owned Lot
16634 Prairie	16022797.		DLBA Owned Lot
16640 Prairie	16022798.		DLBA Owned Lot
16644 Prairie	16022799.		DLBA Owned Lot
16650 Prairie	16022800.		DLBA Owned Lot
16656 Prairie	16022801.		DLBA Owned Lot
16810 Prairie	16022803.	\$ 10,040.60	DLBA Owned Lot- Demo Lien
16834 Prairie	16022807.		DLBA Owned Lot
16840 Prairie	16022808.		DLBA Owned Lot
16846 Prairie	16022809.	\$ 9,782.60	DLBA Owned Lot- Demo Lien
16856 Prairie	16022811.		DLBA Owned Lot
16864 Prairie	16022812.		DLBA Owned Lot
16877 Prairie	16023249.		DLBA Owned Lot
16841 Prairie	16023255.		DLBA Owned Lot
16829 Prairie	16023257-8		DLBA Owned Lot
16657 Prairie	16023262.		DLBA Owned Lot
16651 Prairie	16023263.		DLBA Owned Lot
16639 Prairie	16023265.		DLBA Owned Lot
16633 Prairie	16023266.		DLBA Owned Lot
16625 Prairie	16023267.		DLBA Owned Lot
16621 Prairie	16023268.		DLBA Owned Lot
16615 Prairie	16023269.		DLBA Owned Lot
16609 Prairie	16023270.	\$ 9,242.00	DLBA Owned Lot- Demo Lien
16603 Prairie	16023271.	\$ 11,081.00	DLBA Owned Lot- Demo Lien
16555 Prairie	16023278.		DLBA Owned Lot
16547 Prairie	16023279.		DLBA Owned Lot
16541 Prairie	16023280.		DLBA Owned Lot
16521 Prairie	16023283.		DLBA Owned Lot
16511 Prairie	16023284.		DLBA Owned Lot
16505 Prairie	16023285.	\$ 18,286.00	DLBA Owned Lot- Demo Lien

Address	Parcel Number	Demolition Lien Amount	Category
16199 Prairie	16023295.		DLBA Owned Lot
16177 Prairie	16023298.	\$ 16,420.45	DLBA Owned Lot- Demo Lien
16171 Prairie	16023299.		DLBA Owned Lot
16127 Prairie	16023305.		DLBA Owned Lot
16200 San Juan	16025494.		DLBA Owned Lot
16206 San Juan	16025495.		DLBA Owned Lot
16218 San Juan	16025497.		DLBA Owned Lot
16224 San Juan	16025498.		DLBA Owned Lot
16230 San Juan	16025499.		DLBA Owned Lot
16236 San Juan	16025500.		DLBA Owned Lot
16242 San Juan	16025501.		DLBA Owned Lot
16248 San Juan	16025502.	\$ 24,551.00	DLBA Owned Lot- Demo Lien
16502 San Juan	16025507.		DLBA Owned Lot
16508 San Juan	16025508.		DLBA Owned Lot
16520 San Juan	16025510.		DLBA Owned Lot
16616 San Juan	16025526.		DLBA Owned Lot
16622 San Juan	16025527.		DLBA Owned Lot
16628 San Juan	16025528.		DLBA Owned Lot
16630 San Juan	16025529.		DLBA Owned Lot
16652 San Juan	16025532.		DLBA Owned Lot
16664 San Juan	16025534.		DLBA Owned Lot
16800 San Juan	16025535.		DLBA Owned Lot
16824 San Juan	16025539.		DLBA Owned Lot
16862 San Juan	16025543.	\$ 9,621.75	DLBA Owned Lot- Demo Lien
16876 San Juan	16025545.	\$ 11,659.00	DLBA Owned Lot- Demo Lien
16934 San Juan	16025554.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16869 San Juan	16025979.		DLBA Owned Lot
16861 San Juan	16025980.		DLBA Owned Lot
16851 San Juan	16025982.		DLBA Owned Lot
16845 San Juan	16025983.		DLBA Owned Lot
16839 San Juan	16025984.		DLBA Owned Lot
16809 San Juan	16025988.		DLBA Owned Lot
16803 San Juan	16025989.		DLBA Owned Lot
16649 San Juan	16025994.		DLBA Owned Lot
16641 San Juan	16025995.	\$ 17,416.00	DLBA Owned Lot- Demo Lien
16635 San Juan	16025996.		DLBA Owned Lot
16623 San Juan	16025998.		DLBA Owned Lot
16587 San Juan	16026004.		DLBA Owned Lot
16563 San Juan	16026008.		DLBA Owned Lot
16551 San Juan	16026010.	\$ 16,592.00	DLBA Owned Lot- Demo Lien
16547 San Juan	16026011.001		DLBA Owned Lot
16515 San Juan	16026016.		DLBA Owned Lot
16509 San Juan	16026017.		DLBA Owned Lot
16503 San Juan	16026018-9		DLBA Owned Lot
16251 San Juan	16026023.		DLBA Owned Lot
16217 San Juan	16026027-8		DLBA Owned Lot
16213 San Juan	16026029.		DLBA Owned Lot
16147 San Juan	16026040.	\$ 12,418.00	DLBA Owned Lot- Demo Lien
16141 San Juan	16026041.		DLBA Owned Lot
16135 San Juan	16026042.		DLBA Owned Lot
16129 San Juan	16026043.		DLBA Owned Lot
16130 Lilac	16026164.		DLBA Owned Lot
16188 Lilac	16026174.		DLBA Owned Lot
16194 Lilac	16026175.		DLBA Owned Lot
16200 Lilac	16026176.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16224 Lilac	16026180.		DLBA Owned Lot
16236 Lilac	16026182.		DLBA Owned Lot
16508 Lilac	16026189.		DLBA Owned Lot
16556 Lilac	16026197.		DLBA Owned Lot
16562 Lilac	16026198.		DLBA Owned Lot
16568 Lilac	16026199.	\$ 8,475.95	DLBA Owned Lot- Demo Lien
16574 Lilac	16026200.	\$ 10,457.00	DLBA Owned Lot- Demo Lien
16580 Lilac	16026201.		DLBA Owned Lot
16586 Lilac	16026202.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16592 Lilac	16026203.		DLBA Owned Lot
16598 Lilac	16026204.	\$ 7,892.05	DLBA Owned Lot- Demo Lien
16646 Lilac	16026211.		DLBA Owned Lot
16670 Lilac	16026214.		DLBA Owned Lot
16808 Lilac	16026216.		DLBA Owned Lot
16842 Lilac	16026221.		DLBA Owned Lot
16844 Lilac	16026222.		DLBA Owned Lot
16850 Lilac	16026223-4		DLBA Owned Lot
16864 Lilac	16026225.		DLBA Owned Lot
16904 Lilac	16026232.	\$ 11,818.00	DLBA Owned Lot- Demo Lien
16910 Lilac	16026233.	\$ 11,480.00	DLBA Owned Lot- Demo Lien
16941 Lilac	16026564.		DLBA Owned Lot
16929 Lilac	16026566.	\$ 15,848.00	DLBA Owned Lot- Demo Lien
16647 Lilac	16026591.		DLBA Owned Lot
16641 Lilac	16026592.		DLBA Owned Lot
16635 Lilac	16026593.		DLBA Owned Lot
16627 Lilac	16026594.		DLBA Owned Lot
16579 Lilac	16026600-1		DLBA Owned Lot
16559 Lilac	16026604.		DLBA Owned Lot
16551 Lilac	16026605.	\$ 6,095.50	DLBA Owned Lot- Demo Lien
16249 Lilac	16026618.		DLBA Owned Lot
16243 Lilac	16026619.		DLBA Owned Lot
16237 Lilac	16026620-1		DLBA Owned Lot
16219 Lilac	16026622-3		DLBA Owned Lot
16177 Lilac	16026630.		DLBA Owned Lot
16171 Lilac	16026631.		DLBA Owned Lot
16165 Lilac	16026632.		DLBA Owned Lot
16159 Lilac	16026633.	\$ 10,054.00	DLBA Owned Lot- Demo Lien
16135 Lilac	16026637.		DLBA Owned Lot
16129 Lilac	16026638.		DLBA Owned Lot
16152 Tuller	16026864.		DLBA Owned Lot
16164 Tuller	16026866.	\$ 14,239.24	DLBA Owned Lot- Demo Lien
16170 Tuller	16026867.		DLBA Owned Lot
16182 Tuller	16026869.		DLBA Owned Lot
16194 Tuller	16026871.		DLBA Owned Lot
16200 Tuller	16026872.		DLBA Owned Lot
16224 Tuller	16026876.		DLBA Owned Lot
16230 Tuller	16026877.		DLBA Owned Lot
16500 Tuller	16026885.	\$ 8,310.00	DLBA Owned Lot- Demo Lien
16508 Tuller	16026886.		DLBA Owned Lot
16520 Tuller	16026888.		DLBA Owned Lot
16590 Tuller	16026900.	\$ 12,059.24	DLBA Owned Lot- Demo Lien
16596 Tuller	16026901.		DLBA Owned Lot
16624 Tuller	16026906.		DLBA Owned Lot
16632 Tuller	16026907.		DLBA Owned Lot
16688 Tuller	16026915.	\$ 9,502.00	DLBA Owned Lot- Demo Lien

Address	Parcel Number	Demolition Lien Amount	Category
16694 Tuller	16026916.		DLBA Owned Lot
16758 Tuller	16026926.	\$ 11,441.00	DLBA Owned Lot- Demo Lien
16764 Tuller	16026927.	\$ 7,283.00	DLBA Owned Lot- Demo Lien
16808 Tuller	16026934.		DLBA Owned Lot
16814 Tuller	16026935.		DLBA Owned Lot
16815 Tuller	16026936.		DLBA Owned Lot
16767 Tuller	16026944.		DLBA Owned Lot
16761 Tuller	16026945.		DLBA Owned Lot
16755 Tuller	16026946.	\$ 9,937.00	DLBA Owned Lot- Demo Lien
16749 Tuller	16026947.		DLBA Owned Lot
16743 Tuller	16026948.		DLBA Owned Lot
16735 Tuller	16026949.		DLBA Owned Lot
16689 Tuller	16026957.		DLBA Owned Lot
16683 Tuller	16026958.		DLBA Owned Lot
16677 Tuller	16026959.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16671 Tuller	16026960.		DLBA Owned Lot
16659 Tuller	16026962.		DLBA Owned Lot
16653 Tuller	16026963.		DLBA Owned Lot
16641 Tuller	16026965.	\$ 15,108.85	DLBA Owned Lot- Demo Lien
16623 Tuller	16026968.		DLBA Owned Lot
16615 Tuller	16026969.		DLBA Owned Lot
16561 Tuller	16026977-8		DLBA Owned Lot
16549 Tuller	16026979.		DLBA Owned Lot
16527 Tuller	16026983.		DLBA Owned Lot
16519 Tuller	16026984.		DLBA Owned Lot
16515 Tuller	16026985.		DLBA Owned Lot
16503 Tuller	16026987.		DLBA Owned Lot
16271 Tuller	16026988.		DLBA Owned Lot
16267 Tuller	16026989.	\$ 10,313.00	DLBA Owned Lot- Demo Lien
16241 Tuller	16026993.	\$ 11,589.00	DLBA Owned Lot- Demo Lien
16155 Tuller	16027008.		DLBA Owned Lot
16146 Turner	16027456.		DLBA Owned Lot
16150 Turner	16027457.		DLBA Owned Lot
16156 Turner	16027458.		DLBA Owned Lot
16176 Turner	16027461.		DLBA Owned Lot
16180 Turner	16027462.		DLBA Owned Lot
16194 Turner	16027464.		DLBA Owned Lot
16200 Turner	16027465.		DLBA Owned Lot
16206 Turner	16027466.	\$ 16,426.46	DLBA Owned Lot- Demo Lien
16260 Turner	16027475.		DLBA Owned Lot
16264 Turner	16027476.		DLBA Owned Lot
16502 Turner	16027477-8		DLBA Owned Lot
16520 Turner	16027481.	\$ 7,889.00	DLBA Owned Lot- Demo Lien
16526 Turner	16027482.		DLBA Owned Lot
16538 Turner	16027484.		DLBA Owned Lot
16574 Turner	16027489.		DLBA Owned Lot
16784 Turner	16027522.		DLBA Owned Lot
16788 Turner	16027523.		DLBA Owned Lot
16790 Turner	16027524.		DLBA Owned Lot
16643 Turner	16027957.		DLBA Owned Lot
16639 Turner	16027958.		DLBA Owned Lot
16605 Turner	16027964.		DLBA Owned Lot
16585 Turner	16027966-7		DLBA Owned Lot
16575 Turner	16027968.		DLBA Owned Lot
16569 Turner	16027969.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16565 Turner	16027970.		DLBA Owned Lot
16541 Turner	16027974.		DLBA Owned Lot
16517 Turner	16027978.		DLBA Owned Lot
16511 Turner	16027979.	\$ 10,771.00	DLBA Owned Lot- Demo Lien
16259 Turner	16027983.	\$ 10,362.00	DLBA Owned Lot- Demo Lien
16255 Turner	16027984.		DLBA Owned Lot
16249 Turner	16027985.		DLBA Owned Lot
16183 Turner	16027996.		DLBA Owned Lot
16135 Turner	16028004.		DLBA Owned Lot
16129 Turner	16028005.		DLBA Owned Lot
16128 Woodingham	16028336.		DLBA Owned Lot
16136 Woodingham	16028337.	\$ 11,652.00	DLBA Owned Lot- Demo Lien
16594 Woodingham	16028372.		DLBA Owned Lot
16624 Woodingham	16028377.		DLBA Owned Lot
16634 Woodingham	16028378.		DLBA Owned Lot
16672 Woodingham	16028384.		DLBA Owned Lot
16661 Woodingham	16028842.	\$ 13,985.00	DLBA Owned Lot- Demo Lien
16613 Woodingham	16028849.		DLBA Owned Lot
16175 Woodingham	16028881.	\$ 10,511.50	DLBA Owned Lot- Demo Lien
16169 Woodingham	16028882.		DLBA Owned Lot
16163 Woodingham	16028883.		DLBA Owned Lot
16131 Woodingham	16028889.		DLBA Owned Lot